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**CITY OF AGOURA HILLS  
HOUSING ELEMENT**

**June 10, 1992**

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Cotton/Beland/Associates, Inc.  
747 East Green Street, Suite 400  
Pasadena, California 91101

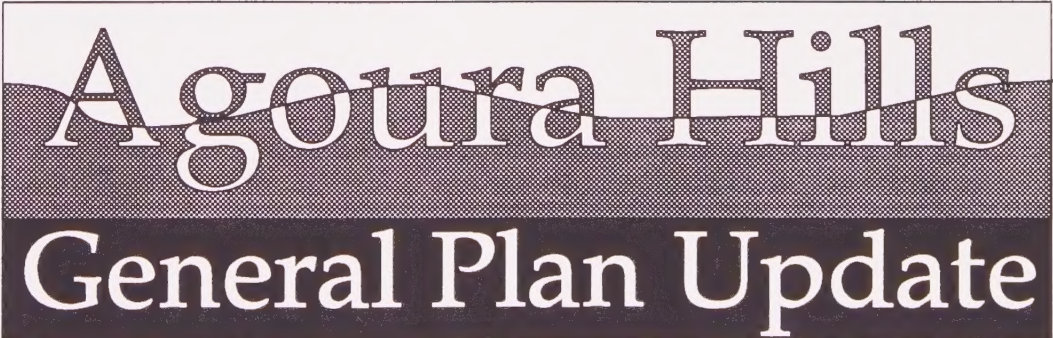


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# Housing Element



## Agoura Hills General Plan Update

Cotton/Beland/Associates, Inc.





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## INTRODUCTION

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The Housing Element is an official municipal response to a growing awareness for the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made a part of the planning process. The Housing Element provides Agoura Hills the opportunity to plan for the existing and future housing needs in the community, including preservation, maintenance, availability and affordability. The Agoura Hills Housing Element has been prepared in compliance with the five year update cycle for cities in the SCAG (Southern California Association of Governments) jurisdiction.

## REGULATORY CONTEXT

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State law requires that the City's Housing Element be updated every five years. An updated element must:

- Comply with the substantive requirements of current housing element law (Article 10.6 of the Government Code, comprised of Sections 65580-65589.5).
- Include a review of the housing element adopted on June 1985 encompassing an evaluation of its effectiveness, progress on implementation, and appropriateness of goals, objectives and policies.
- Incorporate a new five-year planning period covering 1989 to 1994.
- Update current and future housing needs based on the data prepared by the Southern California Association of Governments.
- Provide current information on site availability.
- Revise objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

Technical Appendix A contains the definitions of key terms used in the Housing Element update.



## REGIONAL AND LOCAL SETTING

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### Regional Setting

The radius of residential development supporting employment in the Los Angeles/ Orange County area has recently reached Agoura Hills. As a result of this regional growth, the City and surrounding areas have grown rapidly, doubling in population in each of the last two decades. In addition, the City's location along the Route 101 corridor between Oxnard/ Ventura and Los Angeles creates a strong opportunity and demand for the creation of employment centers. The recent creation of the Santa Monica Mountains National Recreation Area, the proximity to the 101 Freeway, and the accessibility of the beaches to the west through the City generates a demand for tourist-oriented uses. Figure H-1 shows the regional location of Agoura Hills. Nearby communities include Thousand Oaks, Westlake Village and Calabasas.

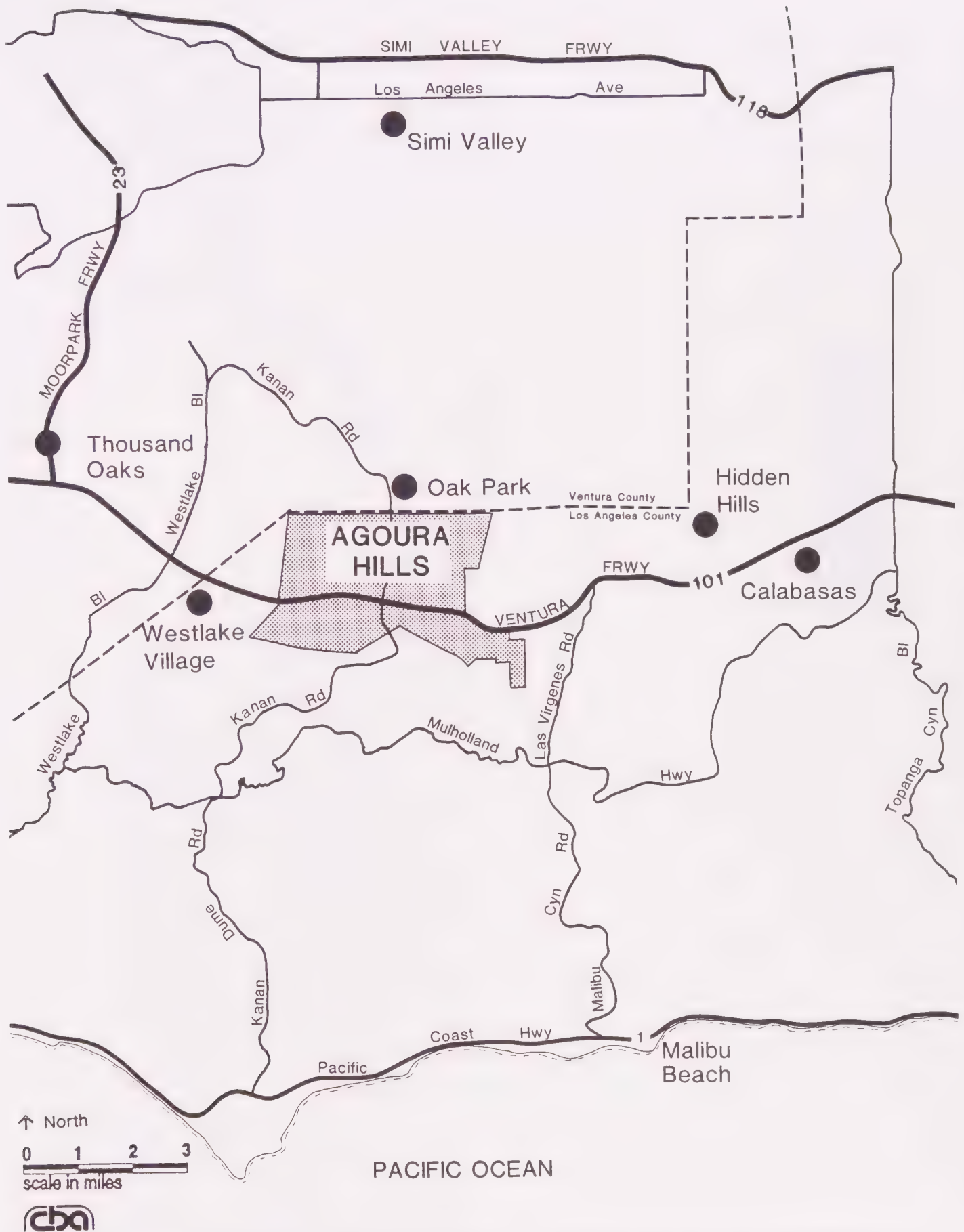
### Local Setting

Agoura, which incorporated as the City of Agoura Hills in 1982, shared in the growth of the Conejo Valley. However, landownership patterns in Agoura Hills did not allow for the master planning that occurred in Thousand Oaks and Westlake Village.

Basic land use patterns are well established in Agoura Hills. Single-family neighborhoods are fully developed, with additional growth limited to infill development. "Old Agoura" allows for a unique rural oriented lifestyle, with a mix of old and new houses on large lots. The General Plan includes policies which support the enhancement and maintenance of current residential uses in the City, and provides opportunities for multi-family infill, including senior housing. With the exception of the shopping centers located adjacent the intersection of Thousand Oaks Boulevard and Kanan Road, existing and future commercial development will continue to be focused along the Ventura Freeway and Agoura Road.









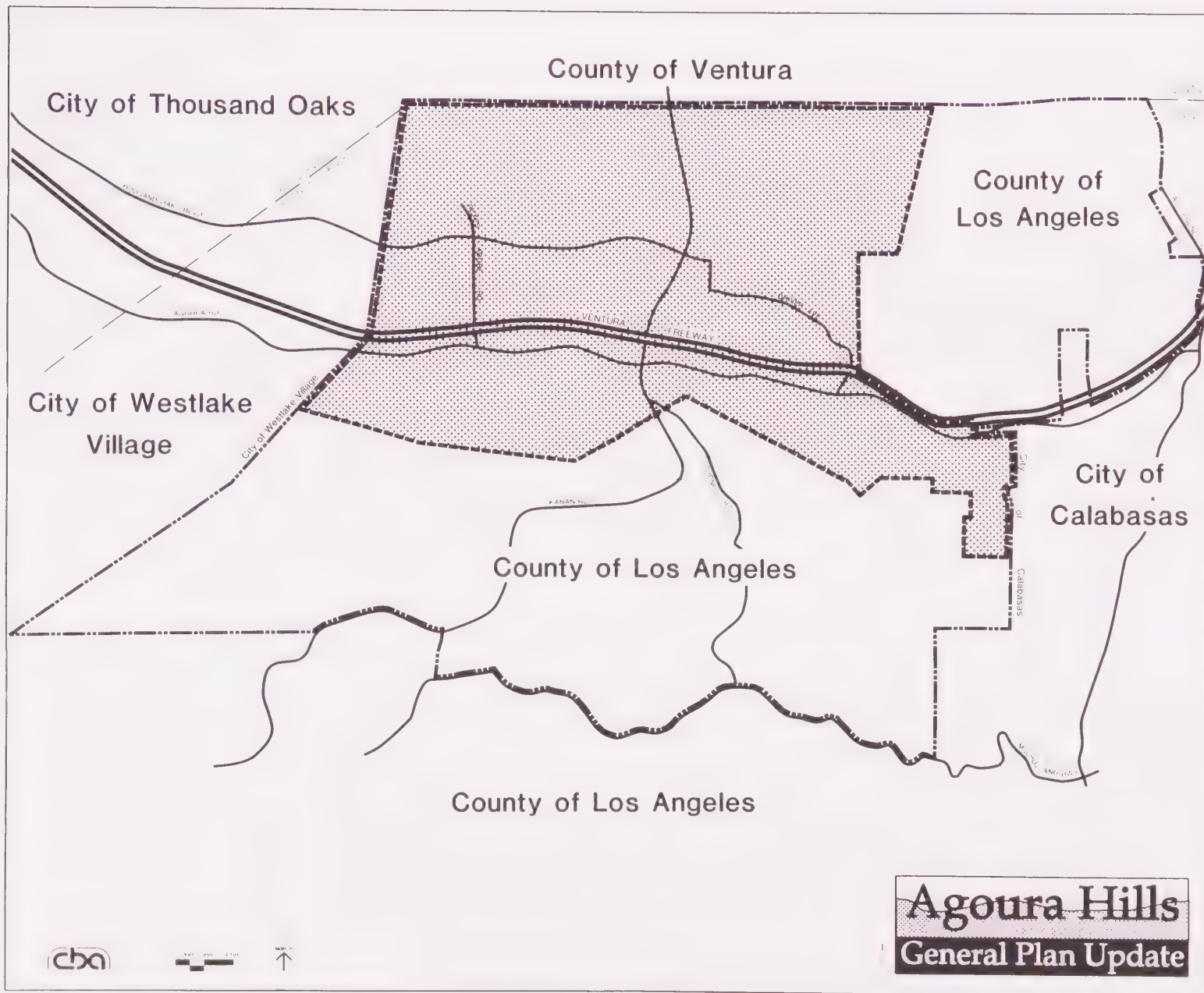


Figure H-2  
Local  
Setting





## **PUBLIC PARTICIPATION**

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State housing element law encourages that localities implement effective ways and means to achieve the public participation of all economic segments of a community in the preparation of its housing element. As part of the General Plan update, the General Plan Advisory Committee evaluated sites for potential residential development in the community, forming the basis of the site inventory of the Housing Element. In the draft stage, the City held public meetings before both the Planning Commission and City Council. Notification of the public meetings on the Housing Element was published in the local newspaper, and direct notice was provided to surrounding jurisdictions and the Agoura Hills Senior Advisory Committee. At the public meetings, the interested public was invited to give comments on the Draft Housing Element. Before the public hearing process was commenced, copies of the Housing Element were circulated to local groups with a particular interest in housing, including "Under One Roof" in Thousand Oaks and the Conejo Valley Board of Realtors.

## **HOUSING GOALS AND OBJECTIVES**

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The goals listed below, originally included in the 1985 Housing Element, are reaffirmed as part of the update. In addition, revised objectives are set forth.

### **Goals**

1. Insure adequate housing opportunities for all social, economic and age groups.
2. Provide safe, high quality and energy efficient housing.
3. Create a compatible mix of densities and residential and non-residential uses.
4. Preserve existing housing, neighborhoods and affordability of existing units.



## Objectives

Article 10.6 of the Government Code requires that the City's Housing Element include *quantified objectives* for the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time period. The following quantified objectives are adopted as guidelines toward meeting Agoura Hills' housing needs through June 30, 1994:

- Construction of 721 housing units (80 very low income, 44 low income, 103 moderate income, and 494 upper income)
- Rehabilitation of 10 units annually (2 low income, 3 moderate income, and 5 upper income)
- Conservation of entire housing stock of 6,927 units, including 36 low income units (Oakridge Apartments)

State housing law recognizes that total housing needs may exceed available resources to meet these needs. Under these circumstances, quantified objectives need not be identical to the total housing needs, but should establish the maximum number of units that can be constructed, rehabilitated and conserved.

Agoura Hills cannot satisfy the total new construction need of 1,650 units as projected by the Regional Housing Needs Assessment (RHNA). While the City does have adequate land to accommodate its regional growth needs, much of the vacant land in Agoura Hills is subject to a variety of environmental, infrastructure, and legal constraints which preclude its development for residential uses. (These constraints are described in detail in later sections of the Element.) This Housing Element sets forth numerous programs, including inclusionary housing, density bonus, senior citizen housing incentives, and provisions for second units, to facilitate the development of affordable housing on land which is suitable for residential development, and establishes 721 as the maximum number of housing units to be developed. Through these programs, the City will strive to achieve its proportional share of very low, low, and moderate income housing growth as established by the RHNA.



## HOUSING NEEDS

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Housing needs are defined as: existing residents overpaying for housing; special housing needs; and projected or new construction needs. Existing need (i.e., residents overpaying for housing and residents with special housing needs) will require direct subsidies to fully address. While the City lacks the financial resources to meet the entire need (refer to Section on "Absence of Government Funding"), the City will implement the programs set forth in this Housing Element to make a good faith effort at addressing its housing needs. Identified housing needs in Agoura Hills, and resources available to address these needs, are summarized in Table H-1 and described in greater detail in the following section.

### Overpaying

According to SCAG there are 546 lower income households residing in Agoura Hills that are spending 30% or more of their income on housing costs (refer to Tables H-2 and H-3). The problem of overpayment indicates a need for financial assistance programs to reduce housing costs. The majority of overpaying households are homeowners that would be ineligible for the available rental assistance programs. There are about 200 renter households that are paying more than they can afford for housing. Only 9% of Agoura Hills total households are overpaying, which is not an extensive level of need. Housing Element programs for affordable new construction will assist in addressing these needs.





**TABLE H-1  
CITY OF AGOURA HILLS  
SUMMARY OF HOUSING NEEDS**

Housing Need	Resources	Unmet Need
1. <b>Overpaying:</b> 200 lower income renter households are overpaying according to State and Federal standards.	Section 8 rental assistance is available to assist existing households. This kind of assistance is unavailable to owner households.	Resources from the Section 8 program are not sufficient to fully meet rental assistance needs. Programs for affordable new construction (inclusionary, density bonus, senior housing) will assist in meeting need.
2. <b>Elderly:</b> There are about 400 households that are seniors; 55 of these households live in renter-occupied housing.	Existing programs for homesharing and reverse equity mortgages assist senior homeowners. Renters can also benefit from homesharing and Section 8 assistance.	The unmet need pertains primarily to low income senior renter households. The City will provide incentives for the development of low income senior housing to address this need.
3. <b>Family/Large Households:</b> There are about 900 large-family households of which 100 reside in renter-occupied dwellings. The needs of this group include, in some cases, more room and space. A part of this need could be met by rehabilitation and rental assistance.	A part of this need is met through County sponsored rehabilitation assistance and the Section 8 rental assistance program.	The existing need is not extensive, especially since the proportion of overcrowded households is only 2 percent of all existing households, and not all of the need warrants public assistance.
4. <b>Homeless:</b> Some transients pass through the City - although there are no known "traditional" homeless in the City. However, day labor encampments are continually established in the hillsides and canyons.	Referral and social services are described in the Appendix. In addition, the City operates a phone bank for day laborers. However, undocumented day laborers are reluctant to utilize social services and shelters.	The City will provide appropriate zoning to allow shelters and or transitional housing. Referral and social services will be continued.
5. <b>Female-Headed Households:</b> About 1,140 households are headed by females.	To the extent female-headed households are low income, programs aimed at housing affordability will assist this group.	The unmet need is primarily relevant to low income households.
6. <b>New Construction:</b> According to SCAG there is a need for 1,650 new housing units for all income groups.	The City has adequate land resources to fulfill housing needs, but a variety of environmental, infrastructure and legal constraints preclude much of this land from residential development.	Due to constraints to meeting new construction needs, the City has established a goal to achieve the construction of 721 units, affordable to a range of income groups.





**TABLE H-2  
CITY OF AGOURA HILLS  
OVERPAYING HOUSEHOLDS - 1988**

All Households (1988)	6,039	
Lower Income Households	839	13.9%
Lower Income Households That Are Overpaying	546	65.1%
Lower Income <b>Owner</b> Households Overpaying	342	63.0%
Lower Income <b>Renter</b> Households Overpaying	204	37.0%

Source: Southern California Association of Governments, *Regional Housing Needs Assessment*, Table 4 (June 1988).

**TABLE H-3  
CITY OF AGOURA HILLS  
LOWER INCOME HOUSEHOLDS PAYING MORE THAN 30%  
OF INCOME FOR SHELTER (OVERPAYMENT)**

	Very Low Income	Low Income	Total Households
Owners	139	203	342
Renters	91	113	204
<b>Total</b>	<b>230</b>	<b>316</b>	<b>546</b>

Source: Southern California Association of Governments, *Regional Housing Needs Assessment*, Table 1 - Existing Need.



## **Special Housing Needs**

The City's Housing Element must include:

"Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter."

### *Elderly*

The State Department of Finance estimates the City's population to be 20,390 as of January 1991. According to the 1990 Census, 6.3% of the City's households are 65 years of age or older. About 86.8% of all senior households are homeowners (see Table H-4). Given the high values of the City's ownership housing stock, most senior homeowners in Agoura Hills are not assumed to currently experience financial assistance needs. Senior renters in the City are more likely to experience rental assistance needs, however.

Senior renter households are assisted through the shared housing program offered through the Human Services Center/Senior Home Sharing located in Thousand Oaks. This program allows the community's low income elderly households to remain in homes within the community instead of being institutionalized. This program also assists those elderly homeowners who are unable to maintain their independence without assistance. A variety of other social services for seniors are offered through the Human Services Center, and these services are described in Appendix D.

The City has identified a site in the Ladyface Mountain Specific Plan as an option for the development of low income senior housing to further address the needs of senior renters.

The special needs of elderly households may include those related to mobility disabilities. Reverse mortgage programs may help those homeowners who need to finance ramps and other structural improvements to their homes. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than household income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify.



**TABLE H-4**  
**CITY OF AGOURA HILLS**  
**AGE OF HOUSEHOLDER BY TENURE - 1990**

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
15 to 24	36	84	120	1.8%
25 to 34	842	375	1,217	18.4%
35 to 44	2,127	363	2,490	37.7%
45 to 54	1,517	174	1,691	25.6%
55 to 64	630	46	676	10.2%
65 to 74	275	34	309	4.7%
75 years +	86	21	107	1.6%
	<b>5,513</b>	<b>1,097</b>	<b>6,610</b>	<b>100.0%</b>

Source: 1990 Census of Population and Housing.

*Family/Large Households*

Large households (i.e., those with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units in many communities. According to the 1990 Census, Agoura Hills had 897 large family households, accounting for 13.6% of the City's households. Nearly 90% of the City's large family households reside in owner-occupied dwellings. The high proportion of owner-occupied dwellings, coupled with large unit sizes (the median-sized house in 1990 had 6.5 rooms) and a low rate of unit overcrowding (2%) indicates that adequately sized housing units for large families are available in Agoura Hills.

**TABLE H-5**  
**CITY OF AGOURA HILLS**  
**HOUSEHOLD SIZE DISTRIBUTION - 1990**

Household Size	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
1	572	226	798	12.1%
2	1,400	343	1,743	26.4%
3	1,180	249	1,429	21.5%
4	1,570	173	1,743	26.4%
5 +	791	106	897	13.6%
<b>Total</b>	<b>5,513</b>	<b>1,097</b>	<b>6,610</b>	<b>100.0%</b>

Source: 1990 Census of Population and Housing.





### *Handicapped Households*

Physical handicaps can hinder access to housing units of traditional design as well as potentially limit the ability to earn adequate income. The 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. (This information was not available from the 1990 census as of this writing). The two primary census tracts which comprised the unincorporated community of Agoura Hills in 1980 evidenced 1.2 percent of the working age population (16-64 years) as having a public transportation disability, defined as a physical condition that presents difficulty in the use of public transportation. The majority of these individuals also had a work disability (1.1 percent of working age population) defined as a physical condition that impeded a person's ability to work. Of the population over age 65, 9.1 percent had a transportation disability.

Income and wealth characteristics of Agoura Hills residents indicate that handicapped persons in Agoura Hills can generally afford to modify their housing to accommodate special needs. Handicapped elderly persons can also obtain assistance through senior services programs, including the shared housing, second units/granny flats, and equity conversion programs adopted as part of this element.

### *Farmworkers*

One of the special needs groups is farmworker households who need both temporary and permanent housing. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village and Calabasas. There is at this time no employment data available from either the 1980 and 1990 Census to pinpoint the number of employees in the agriculture or related occupations.

Workers living in Agoura Hills who are employed in agricultural jobs are likely white collar employees of agriculture-related entities. The absence of farming in the City also suggests there are no farmworkers residing in Agoura Hills.



### *Single-Parent/Female Headed Households*

The housing needs of single-parent households have increased in recent years. The most significant portion of this group is the female-headed households. Female-headed households are defined as households in which the householder is a woman, and no adult males (with the exception of grown children) are present in the household. Single person female households are frequently elderly widows, whereas female headed households with two or more members are frequently single mothers. Data on female headed households are available from recently published 1990 Census information. Of the City's total households, 1,142 or 17.3% were headed by a female. The distribution of these households is listed below:

o 1 person female householder--	424
o 2+ person family female householder --	581
With related children: 356	
With no related children: 225	
o Nonfamily female householder --	<u>137</u>
	1,142

Female-headed households are more likely to need housing assistance due to an average pay scale for women substantially below that for men. Female-headed households in Agoura Hills are likely to be divorced women with children, or widows. To the extent female-headed households are low income, Housing Element programs aimed at housing affordability will assist this group.

### *Overcrowded Households*

The Census defines overcrowded households as units with more than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. According to the 1990 Census, the incidence of overcrowding in Agoura Hills was minimal, with a total of 152 households defined as such (see Table H-6). This number represents a small proportion of the total households in Agoura Hills--a little over 2 percent, compared to approximately 19 percent Countywide.



**TABLE H-6  
CITY OF AGOURA HILLS  
OVERCROWDED HOUSEHOLDS BY TENURE -- 1990**

<b>Household Size</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total Households</b>	<b>Percentage Distribution</b>
1.01 to 1.50	71	35	106	69.8%
1.51 to 2.00	22	15	37	24.3%
2.01 or more	2	7	9	5.9%
<b>Total</b>	<b>95</b>	<b>57</b>	<b>152</b>	<b>100.0%</b>

Source: 1990 Census of Population and Housing

### *Homeless*

The Sheriff's Department has observed some transients passing through the City limits along Highway 101. However, due to the City's inaccessibility and distance from urban centers, Agoura Hills does not attract many traditional homeless individuals or families as confirmed by the 1990 Census which identifies no homeless in the City.

Day laborers that work in Agoura Hills are, however, often homeless, and form encampments in the riverbed and hills in and surrounding the City. According to the Lost Hills Sheriff's Station, an estimated sixty to eighty day laborers live in encampments along Madea Creek, south of the freeway. These encampments are temporary as the Sheriff's Department will cite these individuals for trespassing. Individuals in the encampments are primarily young Latino males, many of whom do not have legal residency status, and therefore do not take advantage of available services.

The City's Community Services Department provides referral services to homeless individuals. An average of one referral is made per year. The Community Services Department refers homeless individuals to Catholic Charities and to Lutheran Social Services both located in Thousand Oaks. These organizations provide social services to all those who are in need in the greater Conejo Valley. Both organizations





provide motel vouchers (up to six days), food, clothing, gasoline vouchers, and utility payment assistance. Catholic Charities reported that they assisted an average of six homeless individuals from Agoura Hills per year. Lutheran Social Services assists an average of three homeless persons per year from Agoura Hills. Many of these cases involved "white collar" homeless individuals who lost jobs and are seeking interim aid until employment is obtained. However, the City provides referral service to the Human Services Center located at 80 E. Hillcrest Drive in Thousand Oaks. The Center houses 26 different social service agencies in the greater Conejo Valley. On behalf of the City of Agoura Hills, the Los Angeles Community Development Commission contributed \$50,000 towards capital improvements of the Center in 1988. The list of agencies in which services are provided are shown in Technical Appendix D.

The City's Community Services Department operates a phone bank for the day laborers that connects them with prospective employers. To date, approximately 150 workers have registered with the phone bank.

As part of its five-year program strategy, the City will revise the Zoning Ordinance to allow homeless shelters in commercial zones and transitional housing in residential zones subject to the conditional use process.

### **New Construction**

To fulfill the growing demand for housing in the Southern California region, Agoura Hills will continue to provide additional single and multiple family housing units for all income groups. The SCAG Regional Housing Needs Assessment (RHNA) projects the 1989-1994 needs for the City of Agoura Hills and estimates the number of households the City is expected to accommodate during this period. According to the model, housing to accommodate 1,650 households is necessary to fulfill the City's share of regional housing needs. Table H-7 delineates how this housing is to be distributed among the four income categories.

As described in greater detail in the Constraints and Opportunities sections of the Housing Element, Agoura Hills is unable to fulfill its total regional housing needs due to a variety of environmental, infrastructure, and legal constraints.



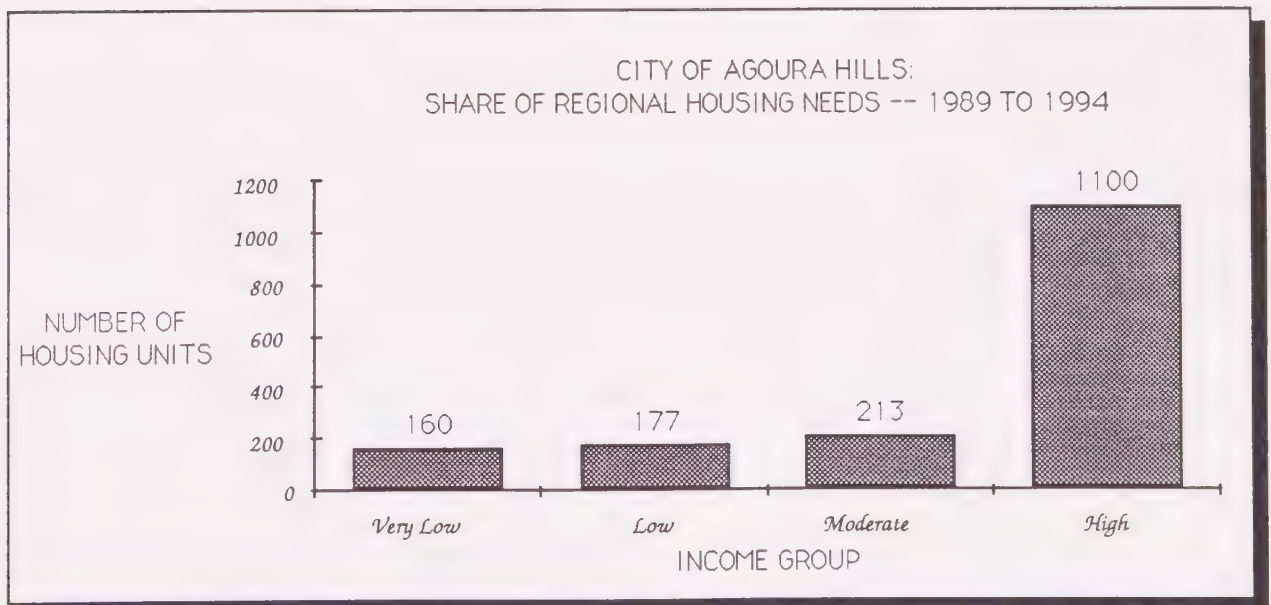


As permitted under housing element law, the City has established quantified objectives for the maximum number of dwelling units by income category that can be constructed within the timeframe of this Housing Element. These new construction goals also are delineated in Table H-7 and demonstrate the City's goal to provide housing to low and moderate income households in proportions similar to those established in the RHNA.

**TABLE H-7  
CITY OF AGOURA HILLS  
REGIONAL HOUSING NEEDS - 1989 TO 1994**

Income Group	RHNA		Housing Element Goal	
	# of DUs	%	# of DUs	%
Very Low	160	9.7%	80	11.1%
Low	177	10.7%	44	6.1%
Moderate	213	12.9%	103	14.2%
High	1,100	66.7%	494	68.5%
<b>Total</b>	<b>1,650</b>	<b>100.0%</b>	<b>721</b>	<b>100.0%</b>

Source: Southern California Association of Governments, *Regional Housing Needs Assessment*, Table 7 - Future Housing Needs by Income Category





## POPULATION AND EMPLOYMENT TRENDS

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### Population

Between 1983 and 1990, the City's population increased by 5,983 from 14,407 to 20,390 (refer to Table H-8). The largest yearly population gains happened in 1984 and 1986. Long-range SCAG projections from 1984 to 2010 inferred a gain of 5,365. Thus, the City has exceeded the numerical population increase projected to transpire over a 26-year period during a span of seven years. The City is approaching residential buildout, with limited land remaining which is suitable for residential development based on the presence of a range of environmental and infrastructure constraints.

### Employment

Agoura Hills currently has significantly more housing than it does jobs. Non-residential development consistent with the Land Use Plan will cause an incremental increase in employment. According to a market study prepared by the Natelson Company,<sup>1</sup> the number of jobs in Agoura Hills will increase from 4,250 in 1985 to approximately 9,000 by the year 2010. These added jobs will provide employment opportunities for current residents that are out-commuting to eastern Ventura County and parts of Los Angeles, and provide a better jobs/housing balance in the community.

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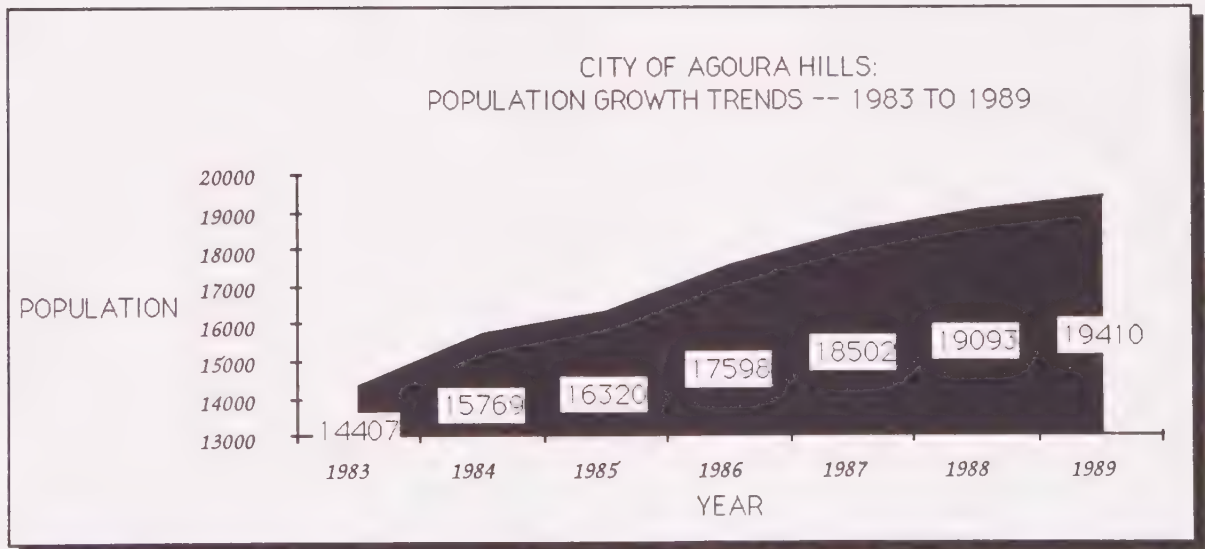
<sup>1</sup>*Agoura Hills Land Use Demand Market Study*, April 28, 1991. The Natelson Company.



**TABLE H-8  
CITY OF AGOURA HILLS  
POPULATION GROWTH TRENDS - 1983 TO 1990**

Year	Population	Annual Increase	Cumulative Increase
1983	14,407	-	-
1984	15,769	1,362	1,362
1985	16,320	551	1,913
1986	17,598	1,278	3,191
1987	18,502	904	4,095
1988	19,093	591	4,686
1989	19,410	317	5,003
1990	20,390	980	5,983

Source: State Department of Finance, "Population and Housing Estimates," January 1983 through January 1989. 1990 Census of Population and Housing.







## HOUSING AND HOUSEHOLD CHARACTERISTICS

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The following section describes the City's housing inventory and evaluates preservation of assisted housing in the community.

### Housing Inventory

State law requires the Housing Element to quantify the condition of the existing housing stock in terms of units in need of rehabilitation and replacement. According to the City's Building Inspector, fewer than 20 housing units in Agoura Hills are in need of repair or replacement in 1990.

The 1990 Census documents a housing stock of 6,927 dwelling units in Agoura Hills. A complete breakdown by unit type is presented in Table H-9. Table H-10 shows tenure by the number of units in the structure.

**TABLE H-9  
CITY OF AGOURA HILLS  
HOUSING STOCK COMPOSITION - 1990**

Housing Type	Number of Housing Units	Percentage Distribution
Single Family		
Detached	5,032	72.7%
Attached	1,060	15.3%
Multi-Family		
2-4	168	2.4%
5 plus	465	6.7%
Mobile Home and Other	202	2.9%
	6,927	100.0%

Source: 1990 Census of Population and Housing.



An estimated 14 percent of all the City's households are in the lower income bracket. All other households are in the moderate and high income categories. The definitions of the various income groups are contained in Appendix A.

**TABLE H-10  
CITY OF AGOURA HILLS  
TENURE BY UNITS IN STRUCTURE - 1990**

<b>Units in Structure</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Vacant Units</b>	<b>Total Units</b>
1, detached	4,492	385	155	5,032
1, attached	751	222	87	1,060
2	11	10	0	21
3 or 4	65	71	11	147
5 to 9	43	51	12	106
10 to 19	35	164	27	226
20 or more	14	117	2	133
Mobilehome and Other	102	77	23	202
	<b>5,613</b>	<b>1,097</b>	<b>317</b>	<b>6,927</b>

Source: 1990 Census of Population and Housing.



## Energy Conservation

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. According to the D/HCD:

"The purpose of this analysis is to show that the locality has to consider how energy conservation might be achieved in residential development and how energy conservation requirements may contribute to the affordability of units.

Following are examples of local policies, plans, and development standards that have been successful in reducing energy costs or consumption:

- promotion of compact, higher density, and infill development;
- the active, constructive enforcement by local building officials of existing state residential energy conservation standards;
- standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade; and
- standards for energy efficient retrofits to be met prior to resale of homes."

Because of the limited projected new dwelling unit growth of the City of Agoura Hills, a large scale program of energy conservation with respect to residential development is not considered necessary. However, the City does enforce the State's energy conservation regulations on all new dwelling units. Special attention to energy conservation opportunities also will be given to any large-scale residential developments that may be proposed in the future, and the rehabilitation of existing units. City design guidelines call for energy efficiency through such measures as orientation of structures for solar access. In addition, the Draft Conservation Element of the General Plan contains the following implementation measures to encourage energy conservation:

- Create an information and referral service promoting energy conservation measures available through





Southern California Edison and Southern California Gas Company.

- Develop regulations in the City's Zoning Ordinance for new residential subdivisions to provide opportunities for the use of solar power.
- Adopt a solar access ordinance to preserve air space, thereby preserving the opportunity to utilize solar power.

## **PRESERVATION OF ASSISTED HOUSING**

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### **Assisted Housing at Risk of Conversion**

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section identifies those units in Agoura Hills, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units. Goals, policies and programs to preserve these units are presented later in this Housing Element.

Consistent with State requirements, the following are included within the Element:

1. An inventory of restricted low income housing projects in the City and their potential for conversion;
2. An analysis of the costs of preserving and/or replacing the units "at-risk" and a comparison of these costs;
3. Quantified objectives for the number of "at-risk" units to be preserved;
4. An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";
5. Programs for preserving the "at-risk" units.

This section identifies all of the low income housing units in the City of Agoura Hills that are at risk of converting to non-



low income housing uses between July 1, 1992, and July 1, 2002. This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. The inventory covers all units that are eligible to change to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by interviews with City staff, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990", (California Debt Advisory Commission).

This section then analyzes the potential for those units to convert and examines the likely costs of preserving or replacing them.

**Description of Projects:** Lincoln Oakridge is the only assisted rental housing project in Agoura Hills. Of the 178 units in Lincoln Oakridge, 36 units are subject to a ten-year affordability control. However, because of the current market situation, the demand for rental units is low and only 32 units are rented to households that meet the income restrictions. Lincoln Oakridge is financed through the City revenue bond program, which provides preferential financing for the construction of multi-family rental units in exchange for the reservation of 20 percent of the project's units for low and moderate income households. Projects developed prior to the 1986 Tax Reform Act must reserve the low units for a minimum of 10 years, whereas projects developed subsequent to this Act must commit their 20 percent designated units for the greater of 15 years or as long as the bonds are outstanding. The Lincoln Oakridge project in Agoura Hills was developed in January 1985 and is subject to low income use restrictions on 36 of its units until 1995 when the mortgage bond is callable.

**Conversion Potential:** Whether Lincoln Oakridge will convert the 36 low-income units to market-rate units will depend on the economic consequences of continuing to rent to low-income tenants versus the economic consequences of converting these units to market rate units.



The ability to charge higher rents is the primary economic incentive for owners of assisted housing to convert low-income units to market rate. Because of the slow rental market at present, differentials in rental rates between market rate and low-income units are not as significant as during more economically prosperous times. Market rate one-bedroom units at Lincoln Oakridge are currently renting from \$815 to \$865, and two-bedroom units are renting from \$1,025 to \$1,050. Low-income units in this project are renting at average rates of \$735 for one-bedroom units and \$935 for two-bedroom units. Nevertheless, given these differentials between market and low-income rental rates, there is certainly monetary incentive for the owner of Lincoln Oakridge to convert these units to market rate.

**Cost Analysis:** A total of 36 units, including 18 one-bedroom units and 18 two-bedroom units, are at risk of losing their low-income use restrictions during the timeframe of the Agoura Hills Housing Element. The following discussion examines both the cost of preserving the units at risk and the costs of producing new rental housing comparable in size and rent levels to replace the units which could convert. A cost estimate has been developed for each option based on information provided from the County Housing Authority, the project's management company, and local developers. Actual costs involved in each option will also depend on the rental and real estate market situation at the time the low-income use restrictions on the project expire.

*Preservation Costs:* Because the rent levels at Lincoln Oakridge are substantially higher than the Fair Market Rents established by HUD for Los Angeles County, Lincoln Oakridge is not eligible to receive any Section 8 subsidies. There is also no monetary incentive for the owner of Lincoln Oakridge to agree with this alternative financial assistance. Therefore, use of a project-based Section 8 contract is not an option to preserve the units at risk. Preservation of the 36 low-income units in Lincoln Oakridge can be achieved in two ways: transfer of ownership to a non-profit or a public entity, or issuance of a new mortgage bond. The following estimates the costs associated with each option.





**TABLE H-11  
CITY OF AGOURA HILLS  
HOUSING UNITS AT RISK OF CONVERSION  
PRIOR TO JULY 1, 2002**

Project Name, Address	Owner	Type(s) of Project Based Government Assistance	Type/Length of Affordability Controls	Earliest Potential Conversion Date(s)	Total # of Units	# of At-Risk Units	Tenant Type (i.e. elderly, family)	Bedroom Mix	Date Built (if known)	Reported Condition
Lincoln Oakridge 30856 Agoura Rd. Agoura Hills CA	Lincoln Property Co. N.C., Inc. 30 Executive Park, Ste 300 P.O. Box 19547 Irvine, CA 92713-9547	City Mortgage Revenue Bond	10 year Affordability Restriction	1995	178	36	Family	18-1bd 18-2bd	1985	Good



*Transfer Ownership:* One option to preserve assisted housing units is to transfer ownership of Lincoln Oakridge to a community-based non-profit or a government entity, such as the Los Angeles County Housing Authority. By transferring the ownership to a non-profit housing organization, low-income use restrictions could be extended to the entire project, and the project will become eligible for a greater range of government assistance programs. The property management company for Lincoln Oakridge has indicated a bond value of \$14,490,050 for the project. Accounting for the initial downpayment and inflation since issuance of the bond in 1985, the project could be expected to command a current value of between \$16 million and \$17 million. Given the good condition and relatively young age of Lincoln Oakridge, project maintenance costs are likely to be low. In addition, no rehabilitation improvements have been identified as necessary. Assuming a 10 percent downpayment of \$1.6 to \$1.7 million, the potential buyer of the project will need to secure a mortgage loan of \$14.4 to \$15.3 million for purchase of the entire project. The cost of preserving the 36 low income units can be assumed at 20 percent of the total, or \$320,000 to \$340,000 downpayment and a \$2,880,000 to \$3,060,000 mortgage.

*Refinance Mortgage Revenue Bond:* The second option to preserve the low-income use restriction on the 36 low-income units in Lincoln Oakridge is to refinance the mortgage revenue bond that was issued to the owner in January 1985.

If refinanced, the project would be required by the 1986 Tax Reform Act to commit its 20 percent low-income units for the greater of 15 years or as long as the bond is outstanding. According to the City's Finance Department, a 30-year bond of \$14,409,050 at variable rates was issued for Lincoln Oakridge. By 1995, the owner of Lincoln Oakridge can choose to prepay the remaining bond debt and opt out of the affordability control. To extend the affordability of the 36 units at Lincoln Oakridge, the City can negotiate with the project owner to refinance the bond. The City's costs to refinance the bond in 1995 would therefore include the difference in interest rates on the remaining debt between the previous bond and the renegotiated bond packages, a 3 percent on the size of bond to be paid upfront by the City, and administrative costs. Thus, the project owner may not have a financial incentive to refinance unless bond interest



rates were well below rates on the initial bond, and were combined with other incentives. Refinancing the bond may more likely be used in combination with transfer of ownership to a non-profit.

*Replacement Costs:* This section analyzes cost of constructing new low-income housing units to replace the 36 Lincoln Oakridge units should they be converted from low-income uses.

The cost of developing new housing depends upon a variety of factors such as density, size of the units (i.e. number of bedrooms), location and related land costs, and type of construction. In general, land costs in Southern California are quite high. A review of projects ranging in size from two to five bedrooms and in density from 12 to 25 dwelling units per acre reviews that average cost for the development of a rental unit is \$93,500. While this estimate is not specifically tailored to the cost of replacing the units at risk in Lincoln Oakridge, they provide an "order of magnitude" reference for estimating these costs.

Using the average per unit cost of \$93,500, it would cost \$3,366,000 to replace the 36 units at Lincoln Oakridge, requiring a minimum downpayment of \$336,600. This amount is higher than the \$2,888,000 preservation cost and related \$320,000 to \$340,000 downpayment under a transfer of ownership scenario, and the costs (plus administrative fees) to refinance the bond.

**Resources for Preservation:** The types of resources available for preserving units at risk fall into two categories: a) entities with the interest and ability to purchase and/or manage units at risk, and b) financial resources available to purchase existing units or develop replacement units. This section examines these two types of resources in the City of Agoura Hills.

*Public Agencies and Nonprofit Corporations:* Several public and non-profit agencies in Los Angeles County have expressed an interest in purchasing and or managing at-risk, low income housing projects in the area. Among these are the Southern California Presbyterian Homes and HomeAid. Information about the nature of these organizations is provided below.

*HomeAid:* HomeAid is a non-profit corporation established by the Building Industry Association of Southern California to help alleviate the homeless problem in the region. The HomeAid program has a dual focus: to construct or renovate shelters for the transitionally homeless and to develop housing for low and





very low income families and individuals. Projects completed or in progress in Los Angeles County by HomeAid include: 1) Restore Shelter in Los Angeles, a shelter for women who suffer from substance abuse, battery, and mental illness; 2) Sojourn in West Los Angeles, a 17-bed safe house for battered women and children; and 3) The Sammy Davis Jr. Home, a 47-unit affordable housing apartment.

*Southern California Presbyterian Homes (SCPH):* SCPH is an experienced non-profit housing developer. Through CDBG, HUD Sections 202 and 221, and redevelopment set-aside funds, SCPH has developed many affordable housing units throughout Southern California.

#### *Public Financing/Subsidies:*

*Redevelopment Set-Aside:* State law requires redevelopment agencies to set aside at least 20 percent of tax increment revenues for increasing and improving the community's supply of low and moderate income housing, unless certain findings are made to exempt a project from the requirement. Agoura Hills is in the process of pursuing adoption of a Redevelopment Project Area by 1992. The Redevelopment Agency 20% affordable set-aside will generate tax increment monies for affordable housing programs. These monies do not necessarily have to be spent on providing affordable housing within the Project Area, and are permitted to be expended anywhere within the City for affordable housing.

*CDBG:* Through the Community Development Block Grant (CDBG) program, HUD provides grants and loans to local governments for funding a wide range of community development activities. Agoura Hills' annual allotment is approximately \$65,000. However, no CDBG fund is currently allocated for housing programs.

*General Revenues:* The City does not currently fund housing programs out of general revenue funds and, consequently, does not have any general revenue funds set aside for housing.

**Quantified Objective:** The City's objective is to preserve all 36 assisted housing units that are eligible for conversion to non-low-income housing during this five year Housing Element period. The City will encourage the project owner to refinance the existing bond to extend the low income use restrictions on this project.



**Programs for Preservation:** All of the units at risk in the City of Agoura Hills during the next ten years are within the Lincoln Oakridge project, and will be preserved as low-income housing. The following programs thus focus on monitoring the status of the project.

*Monitor Units at Risk:* Maintain contact with the owner of Lincoln Oakridge to determine whether refunding of bonds is feasible or if Section 8 contracts can be implemented. Discuss with owners the City's desire to refinance the bond.

*Timeframe:* Ongoing.

*Responsible Department:* Community Development Department.

*Funding Source:* Department Budget, Potential Redevelopment Set-Aside.

*Work with Potential Non-Profit Purchasers:* Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk to inform them of the status of the at-risk project. Where feasible, provide technical assistance to these organizations with respect to financing.

*Timeframe:* Ongoing.

*Responsible Department:* Community Development Department.

*Funding Source:* Department Budget.

## GOVERNMENTAL CONSTRAINTS

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The housing element must contain an "analysis of the potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures." (Sec. 65583(a)(4) Government Code). In addition, State law requires an explanation of the public services and facilities available to meet the needs of new housing development.



## **Land Use Controls**

These include both the General Plan residential land use categories and the housing districts included in the Zoning Ordinance.

**Land Use Element:** The Land Use Element provides for six residential categories. Each category is defined in Technical Appendix B. Densities range from .5 unit/acre in Rural Residential areas to 25 units/acre in Residential High Density areas. Higher densities can be achieved through density bonuses.

In the 1985 General Plan, 31 acres in the unincorporated area adjacent the City were designated for medium high (10-15 dus/ac) and high (15-25 dus/ac) density housing. Development of this land could have contributed to addressing Agoura Hills' share of regional housing needs. However, the expansion of the City by annexation of unincorporated land is now severely limited given the incorporation of the City of Calabasas. While the City has identified two potential annexation areas, each 434 acres, to the east and south which can accommodate some additional residential development, these areas are not included in the City's Sphere of Influence and would necessitate sphere modification prior to annexation. When Agoura Hills incorporated in 1982, LAFCO set the City's Sphere of Influence to be coterminus with the City's boundaries. LAFCO has indicated that in order to increase the sphere, the City must request the annexation jointly with property owners in the proposed annexation area.

**Zoning Ordinance:** Adopted March 1987, the Zoning Ordinance provides for seven residential zones, ranging in density from one dwelling unit for every five acres to 25 dwelling units per acre. Table H-12 summarizes the City's residential zoning land use controls.

The City has adopted numerous provisions in its ordinance which facilitate a range of residential development types and encourage affordable housing.

*Second Units/Granny Flats:* Pursuant to State Law, the City has established standards and procedures for the construction of second units in the RS, RM and RMH zones. Second units provide an important affordable housing resource in the community and are encouraged under Housing Element programs. The City has also established provisions for "granny flats" to be occupied by seniors over the age of 60. Granny flats are permitted in RS, RM, and RMH zones, and in RL zones where the property is served by a





**TABLE H-12  
CITY OF AGOURA HILLS  
RESIDENTIAL LAND USE CONTROLS**

<b>Zones</b>	<b>Purpose</b>	<b>Uses</b>	<b>Parking Requirements</b>	<b>Height Limits</b>	<b>Minimum Lot Area</b>
Rural Residential	Large parcels in response to topographic and geologic constraints.	1 S.F. du. per lot (conditional)	2 sp./unit	2 stories/35', whichever is less	No lot shall be smaller than 5 acres
Very Low Density	Large lot development suitable for equestrian and agricultural oriented uses.	1 S.F. du per lot	2 sp./unit	2 stories/35', whichever is less	One (1) acre
Low Density	Large lots for equestrian uses in conjunction with residential and related development	1 S.F. du per lot	2 sp./unit	2 stories/35', whichever is less	20,000 square feet
Single-Family	Conventional Single-family detached development	1 S.F. du per lot	2 sp./unit	2 stories/35', whichever is less	RS-2-15,000 sq.ft. RS-3-10,000 sq.ft. RS-4-8,000 sq.ft. RS-5-7,000 sq.ft. RS-6-6,000 sq.ft.
Medium Density	Small lot subdivisions and duplexes.	1 S.F. du per lot, two-family dwelling per lot, congregate housing	1.5-4 sp./unit	2 stories/35', whichever is less	6,000 sq.ft.; ranges per du as follows: RM-6-6,000 sq.ft. RM-7-5,000 sq.ft. RM-8-4,500 sq.ft. RM-9-4,000 sq.ft. RM-10-3,600sq.ft.
Medium High Density	Duplexes, Townhouses, Low density apartments	1 S.F. du two-Family dwelling per lot, congregate housing, townhouses, multi-family dwellings	1.5-4 sp./unit	2 stories/35', whichever is less	4,800 sq.ft. ranges per du from 2,400 sq.ft. to 3,600 sq.ft.
Residential High Density	Condominiums, Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhouses, multi-family dwellings	1.5-4 sp./unit	2 stories/35', whichever is less	17,500 sq.ft.; per du ranges from 1,450 sq.ft. to 2,400 sq.ft.

Source: City of Agoura Hills, Zoning Ordinance, (adopted March 3, 1987).



sanitary sewer. Granny flats are permitted to have a kitchen and provide housing opportunities for low income seniors in the City.

*Mobile Homes:* Mobile homes are currently permitted in the RS, RM and RMH zones. Section 9280.410 of the Zoning Ordinance establishes the development standards for the installation of mobile homes on approved permanent foundations as certified under the National Mobile Home Construction and Safety Standards Act. A program has been included in the Housing Element to modify the City's zoning ordinance to allow mobile homes in all residential zones, subject to the same development, design and permitting standards currently specified in the City's zoning ordinance.

*Inclusionary Housing:* The City requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate income households. Units set aside as affordable must remain available for low and moderate income households for minimum of 15 years.

*Condominium Conversions:* As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units.

*Cluster Development:* The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD overlay can be applied to the RS, RM, RMH and RH zone districts and provides for densities permitted by the underlying zone.



*Transfer of Development Regulations (TDRs):* The City's TDR provisions provide a procedure whereby development credits may be transferred from open space parcels, which because of visibility, access, geology, slope, biota, or other environmental factors are retained as open space, to other parcels more suited to development.

*Low and Moderate Income Housing Permit:* The low and moderate income housing conditional use permit is established to encourage the construction of housing for low and moderate income residents of the City, as provided in the General Plan. This purpose shall be implemented by approval of density bonuses or other incentives, where appropriate, to reduce development costs for or otherwise facilitate projects that provide specified minimum percentages of low and moderate income housing.

### **Building Code**

Pursuant to State law, Agoura Hills has adopted the Uniform Building Code (UBC), which establishes minimum construction standards. The City's building code is considered to be the minimum necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

Agoura Hills has adopted the following local amendments to the UBC to protect the public health and safety from hazards indigenous to the City:

- Sections 1704 and 3802.B require all new homes to have fire retardant roof materials. Cedar shake roofs are not allowed and Class B roofing materials are required. This requirement addresses the fact that portions of Agoura Hills are in or adjacent to wildland fire areas.
- Section 2907 requires an increased setback from top and toe of slope. This requirement is intended for mudslide and landslide protection.
- Section 3802.B requires that all new houses be equipped with fire sprinklers. This increases the cost of construction by about \$1.50 per square foot. This requirement addresses the fact that portions of the City are in or adjacent to wildland fire areas.





## **Site Improvements**

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies which are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density.

The developed portions of Agoura Hills have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place. However, areas designated Rural Residential, Very Low Density, and even some Low Density Residential areas are not served by infrastructure necessary to support higher density development. The extension of sewer and water lines to these areas would add significantly to the cost of housing. Infrastructure constraints are discussed in greater detail in the next Section.

## **Fees**

Table H-13 on the following page summarizes development fees for residential projects. These fees are comparable to fees in the adjacent jurisdictions. The fee schedules from adjacent jurisdictions are included in Appendix E. All building and grading permits are handled by the City.





TABLE H-13  
CITY OF AGOURA HILLS  
DEVELOPMENT FEES FOR RESIDENTIAL PROJECTS

Fee Category	Fee
<b>PLANNING DEPARTMENT</b>	
<b>Environmental</b>	
Initial Study	\$190
Negative Declaration	
Categorical Exemption	
Impact Report	\$1,190 + Cost of preparation
<b>Subdivision</b>	
Tentative Map	1,560
Parcel Map	\$1,035
Final Map	\$215
<b>Zoning/Land Use Entitlement</b>	
Mobile Home Permit	\$720
Conditional Use Permit	\$720 - \$1,270
Zone Change	\$725
General Plan Amendment	\$1,455
Site Plan/Architectural Review	
-- by Planning Commission	\$930
-- by Planning Director	\$405
<b>Consultant Review (Soils/geology, oak tree biota, archaeology, hydrology)</b>	Cost of preparation
<b>Parkland Dedication and Fees</b>	3 acres/1,000 population <u>or</u> in lieu fee based on fair market value of parkland acquisition
<b>ENGINEERING DEPARTMENT</b>	
<b>Estimated Construction Cost</b>	<b>Plan Check Fee</b>
<b>Improvement Plan Check on Private Developments:</b>	
0 - \$50,000	\$400 + 4.5%
\$50,001 - 100,000	\$2,650 + 4%
\$100,001 and greater	\$4,650 + 1.5%
<b>Final Map Checking:</b>	
Parcel Map (Compiled)	\$2,145
Parcel Map (Surveyed)	\$2,975 + \$25 per lot
Tract Map	\$2,975 + \$25 per lot
Deferred Monument inspection (paid at time of request)	\$250
<b>Grading Plan Check and Permit Fee:</b>	
Drainage systems shown as part of grading will be checked with fees for Public Works checking, costs equal L.A. County plus 30%)	
<b>Public Works Inspection on Private Developments:</b>	
0 - \$100,000	\$400 + 5.5%
\$100,001 - 200,000	\$5,900 + 2.5%
\$200,001 and greater	\$8,400 + 1.5%
<b>Arterial Street System Development Fee</b>	\$2,440/unit

Source: City of Agoura Hills, Planning Department Fee Schedule.  
City of Agoura Hills, Engineering Department, Fee Schedule, July 14, 1988.



The City's development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing.

There are no average fee costs that can be applied to "typical" development in the City. The fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required).

By Resolution No. 493, the City established in October 1988 a 17-year Arterial Street System Improvement Plan.<sup>1</sup> Development fees are assessed for cumulative traffic impacts. The development fee is \$2,440 per residential unit plus additional front footage and right of way fees, if applicable; fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses. These fees are necessary to provide for roadway improvements due to deficiencies caused by new development. These fees, in effect, remove a constraint on housing as additional roadway improvements and capacities are made which help accommodate additional housing development throughout the City. The pending Redevelopment Plan provides for extensive infrastructure improvements along the Ventura Freeway corridor, and will thereby cover a number of infrastructure costs.

### **Processing and Permit Procedures**

Permit processing in Agoura Hills takes an average of six months. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and all other proposed projects are required to submit a geotechnical report. The applications are not deemed complete until these reports have been deemed complete by City staff. Although the requirement for geological and geotechnical reports can extend the permit process, and thereby raise the cost of residential development, these reports are necessary to ensure

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<sup>1</sup> *Arterial System Financing Program for the City of Agoura Hills*, April, 1988. Willdan Associates.



public safety in Agoura Hills. There is an ongoing history of significant slope failures in the City.

### **Absence of Governmental Funding**

The availability of Federal and State funding sources is subject to many limitations. Many types of governmental assistance are conditioned upon the existence of populations in need of assistance or housing stock conditions requiring repair or rehabilitation. The absence of in-need populations and deteriorated housing in Agoura Hills renders the City ineligible for many types of assistance. A summary of existing local, state and federal housing assistance programs and the availability for use in Agoura Hills is provided in Appendix G. High rent values in the City preclude the use of the Section 8/Housing Voucher Assistance Payments Program. Under this program, the Department of Housing and Urban Development (HUD) provides subsidies to landlords under certain conditions. Only housing units with rents at or below maximum rent levels are eligible to receive subsidies. Rents in the City far exceed maximum allowable levels payable under the Section 8 program.

One source of housing assistance used by many local governments is money derived from redevelopment project tax increment. By law, 20 percent of the total redevelopment tax increment generated must be allocated towards increasing and improving the supply of affordable housing in the community. The City of Agoura Hills is in the process of pursuing a Redevelopment Project Area which, if approved, will generate local monies for affordable housing programs during the time frame of this Housing Element. The City's limited financial resources preclude the use of City General Fund monies for housing assistance.

The scarcity of federal, State, and local funding sources for affordable housing in Agoura Hills during the time frame of the Housing Element (refer to table in Appendix G), coupled with the high cost of land and construction, act as a significant constraint to the provision of affordable housing in the City. Private financing of affordable housing is also unlikely given the topographic and environmental constraints to housing present on remaining vacant parcels in the City.





## **Additional Governmental Constraints**

Based on Agoura Hills environmental characteristics, the City has a number of performance standards required of new development to minimize impacts on the community.

**Hillside Management Ordinance.** The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, vegetative and animal life and scenic viewshed, the density of development in hillside areas and the requirement for the provision of minimum open space, is dependent on the percentage of slope. The City's dwelling density limitations and open space requirements are listed below:

<b>Percent of Slope</b>	<b>Minimum Average Acreage Per Dwelling Unit</b>
a. 10-15	0.50 acres
b. 16-20	0.66 acres
c. 21-25	1.00 acres
d. 26-30	1.66 acres
e. 31-35	2.50 acres
f. 36-over	20.00 acres

A minimum percentage of a parcel of land shall remain in open space. The minimum percentage is based upon the following table:

<b>Percent of Slope</b>	<b>Minimum Percent of Parcel to Remain in Open Space</b>
1. 10-15	32.5%
2. 16-20	47.5%
3. 21-25	62.5%
4. 26-30	77.5%
5. 31-35	92.5%
6. 36 - over	97.5%

In the event these open space requirements would limit the use of a parcel of land, one residential unit is permitted per parcel subject to certain limitations.



**Oak Tree Preservation:** The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission, pursuant to the provisions of Section 9657 through 9657.5." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and to supervise the pruning, relocating, or altering of any oak trees.

The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance serves to promote slope stability, erosion control and even energy conservation by providing buildings with shade.

**Drainageway, Floodplain, Watercourse Overlay District.** The D District is intended to be applied to those areas of the City which, under present conditions, are known to be subject to flooding. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

**Geologic Hazard Overlay District.** The purpose of the hazard overlay district is to protect life and property in the City from the hazards of geological conditions and to establish requirements for the level of geological considerations that must be incorporated into development proposals prior to design and construction.

**Grading Ordinance.** The primary goals of the General Plan Scenic Highway Element are to identify, establish, preserve and enhance a system of scenic highways within the City of Agoura Hills. In order to maintain consistency with and ensure the implementation of the policies of the Scenic Highway Element of the General Plan, the City adopted a number of grading criteria designed to minimize the visual and public safety impacts of grading.

**OA -- Old Agoura Overlay District.** The purpose of the OA Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. Old Agoura is



located north and south of the freeway near Chesebro Road. This area is characterized by low density, single family homes on minimum 1/2 acre lots and small commercial buildings. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district will have no significant impact on residential density. Rather, it is intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, and maintain the variety of housing types in this area.

**IH -- Indian Hills Design Overlay District.** The Indian Hills area is located south of the freeway near Lewis Road, and is characterized by single family homes on the steep terrain. The purpose of the IH Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and structures as to design of all retaining walls, grading, compatibility of materials and color, conformance to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway, as well as the feasibility of development from a geological perspective. This overlay district will have no significant impact on residential density.

**Utility Undergrounding.** All new development is required to underground utilities. Also, the proposed Redevelopment Plan calls for the undergrounding of utilities in the Dorothy Drive area, which is located adjacent to the freeway. However, no underground utilities are needed in areas where additional housing would be developed.

**Soils/Geology Report Reviews.** All residential developments in the City require the submittal of Soil reports for review by City consultants. Additionally, for hillside development, review of Geology Reports are necessary. This ensures that the grading is done to minimize cuts, fills and retaining walls, and it minimizes the chances of geologic problems.





## Summary

Because the City is already predominately built out and the possibility of annexation of unincorporated areas is minimal, the practical effects of the City government factors pertain only to a limited amount of land suitable for new residential development. The government factors do not adversely affect the maintenance and improvement of housing in part because rehabilitation and replacement needs are very low in Agoura Hills.

## MARKET CONSTRAINTS

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Section 65583 (a)(5) requires the City's Housing Element to analyze "potential and actual non-governmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and cost of construction."

Non-governmental constraints are both potential and actual barriers upon the maintenance, improvement or development of housing for all income levels, including the availability, the price of land, and the cost of construction. The State housing legislation requires that these market constraints be presented and analyzed in the housing element.

### Availability of Financing

The State Department of Housing and Community Development has stated: "An analysis of the availability of financing may consider such factors as whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas" within Agoura Hills. The required analysis of the availability of financing is intended to indicate whether there are mortgage deficient areas (or underserved income groups) in the community.

The potential (and actual) non-governmental constraints to housing development in the City in terms of the availability of financing, include mortgages for rehabilitation and resale loans and affordable housing developments.





Financing for housing rehabilitation loans is available through governmental (and private) institutions. Governmental rehabilitation loans are available at below market interest rates.

Mortgages for resale homes are important, because most of the housing is not new but resale. As of this writing, financing for a 30-year, fixed rate mortgage is available from institutions at an interest rate of about 9%, with adjustable rate mortgages starting at about 6.5%.

Several funding sources are necessary as part of a financing package for an affordable housing development. In general, the following distribution per financing component is typical:

Financing Component	Percent of Financing	Sources of Financing (a)
First Mortgage	20% to 40%	CCRC SAMCO Tax-exempt bonds 501(c)(3) bonds
Second Mortgage	30% to 60%	CDBG RHCP 20% Set-Aside
Equity	20% to 40%	Tax Credits Housing Trust Funds 20% Set-Aside

CCRC = California Community Reinvestment Corporation  
 SAMCO = Savings Association Mortgage Company, Inc.  
 CDBG = Community Development Block Grants  
 RHCP = Rental Housing Construction Program

Equity for rental affordable housing developments can be raised by the tax credit provisions of the 1986 Tax Reform Act. The tax credits can provide from 25% to 40% of the total project costs for an affordable housing development. The credits are used to raise funds from investors. In return for the tax benefits (including credits) that they receive, investors contribute equity capital as limited partners in a partnership which owns the housing. Generally, a significant part of the project costs (not including land) can be raised from individual and corporate investors. The general partners of the partnership are usually the developers of the project, who act as managing partners and provide net worth.

The proceeds are computed on the eligible cost basis (usually total costs less land costs) times 90% (9% credit x 10 yrs.) times 42% to 48% (which is the percentage equity investors



are willing to pay for the credit). The 9% credit can be used only for new construction or substantial rehabilitation costs that are not financed with tax-exempt bonds or low-interest federal financing. The 4% credit can be used only for federally subsidized new construction or substantial rehabilitation projects. Acquisitions of existing low-income housing may also qualify for the 4% credit if the prior owner held the property for at least 10 years. The tax credit can apply to projects produced or acquired by for-profit or non-profit developers.

Property is eligible for the tax credit if: 1) at least 20% of the housing units in the project are occupied by individuals with incomes of 50% or less of area median income; or 2) at least 40% of the units in the project are occupied by individuals with incomes of 60% or less of the area median income, adjusted for family size (and which the IRS may adjust for areas with unusually low family income or high housing cost relative to family income). (These are referred to as the 20/50 or 40/60 tests.)

Debt financing can be secured from several state, county, and city resources. The resources include:

- California Housing Finance Agency (CHFA)
- Savings Association Mortgage Company, Inc. (SAMCO)
- California Community Reinvestment Corporation (CCRC)
- State Rental Housing Construction Program\* (RHCP)

While financing is no more expensive in Agoura Hills than elsewhere, interest rates do add significantly to the cost of supplying affordable housing. The median home value in Agoura Hills reported by the 1990 Census was \$368,000. A \$332,000 mortgage amortized over 30 years at an interest rate of 9 percent would result in monthly house payments of \$2,671, well beyond the financial means of low and moderate income households.

In the event that a redevelopment project area is established and tax increment funds are received within the time frame of the element, the City will devote the required proportion of those funds to housing programs to expand affordable housing

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\*Loan term of 40 years; principle repayments are deferred for 30 years. Interest on the loan is 3% calculated on a simple basis and interest payments are made out of cash flow when it is available.



opportunities in the community. A priority will be to facilitate the development of a senior housing project.

### **Price of Land**

The availability and price of land is a potential constraint to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining which are not subject to constraints precluding residential development. A survey of R-1 lot sales in 1989 indicates that the average per unit cost of land is \$101,250. The price range for a half acre parcel is from \$90,000 to \$115,000. In addition to raw land costs, site improvements contribute to the cost of land as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

### **Cost of Construction**

Construction costs are the total cost to the developer exclusive of profit, but including land, fees, materials, labor and financing. These costs vary depending on the size, roofing materials, carpeting and other features. Because of this, it is difficult to establish an absolute measure of construction costs. However, an estimation of construction costs can be made by tracking the relative changes in construction costs over time.

Trends in single-family construction costs in the Los Angeles area from 1975 to 1989 are shown in Table H-14. During this period, single-family home construction costs have increased 131 percent. A home that cost \$29,302 to construct in 1975 could cost \$67,700 to construct in 1989. These construction cost trends are compiled by Marshall and Swift Company, and are published by the Real Estate Research Council of Southern California. Costs are monitored for a one-story, three bedroom-two bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.





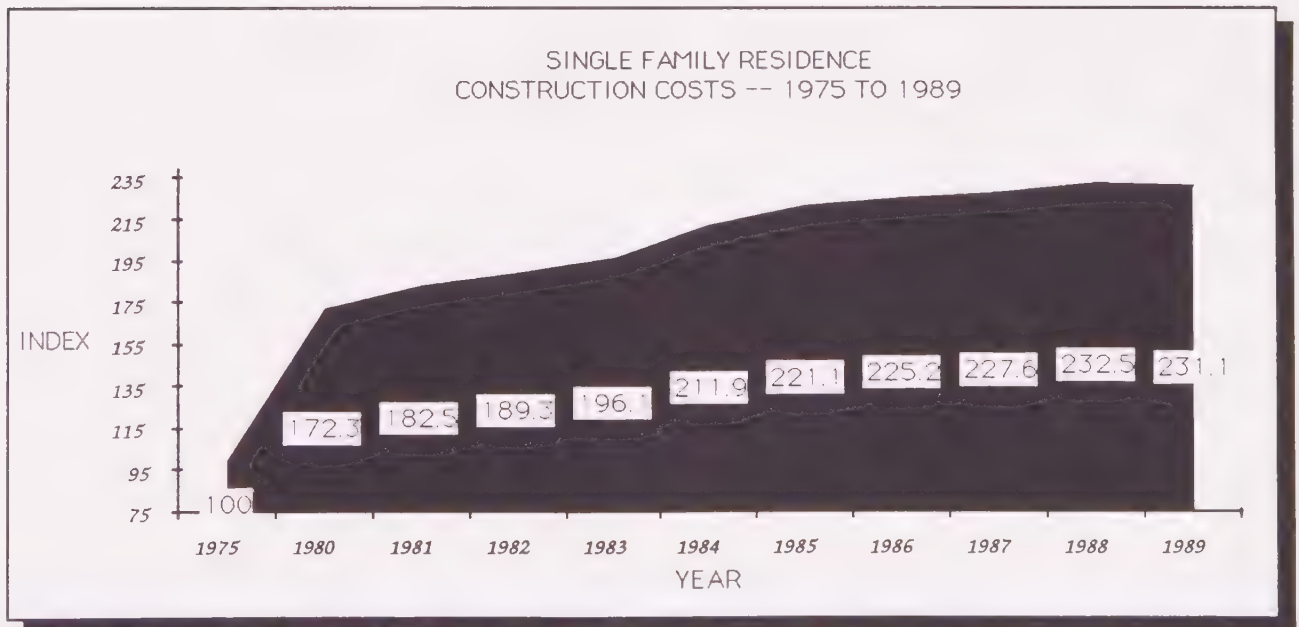
**TABLE H-14**  
**SINGLE FAMILY RESIDENCE\***  
**CONSTRUCTION COSTS - 1975 TO 1989**

Year**	Total Cost	Square Foot Cost	Index
1975	\$29,302	\$18.66	100.0
1980	\$50,497	\$32.16	172.3
1981	\$53,487	\$34.07	182.5
1982	\$55,483	\$35.34	189.3
1983	\$57,450	\$36.59	196.1
1984	\$62,100	\$39.55	211.9
1985	\$64,800	\$41.27	221.1
1986	\$66,000	\$42.04	225.2
1987	\$66,700	\$42.48	227.6
1988	\$68,100	\$43.40	232.5
1989	\$67,700	\$43.15	231.1

Source: Marshall and Swift Company

- \* A theoretical single-family residence is used for the Los Angeles area residence construction cost trend information. An average quality, one-story, three-bedroom, two-bath, wood frame, single-family residence with an attached two-car garage. The size is 1,570 square feet for the home and 447 square feet for the garage.

\*\* As of January in each year.





The per unit construction cost for single-family homes is about \$43 dollars per square foot. This includes materials, permits and fees, except land costs and profits. Thus, construction costs of a 1,570 square foot home are estimated to be \$67,700 in 1989. Apartment housing construction cost trends are presented in Table H-15.

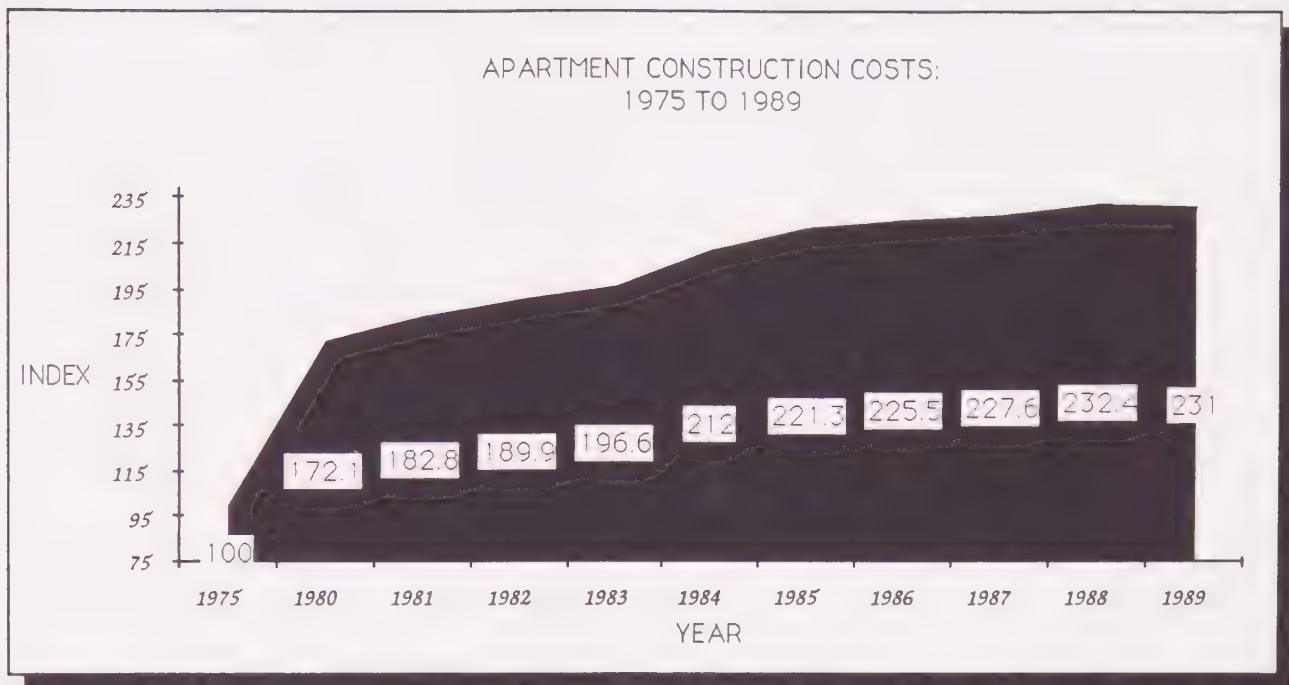
**TABLE H-15**  
**CITY OF AGOURA HILLS**  
**APARTMENT CONSTRUCTION COSTS: 1975 TO 1989**

Year	Total Cost	Low-Rise Building* Square Foot Cost	Index
1975			100.0
1980	\$641,000	\$26.71	172.1
1981	\$681,047	\$28.38	182.8
1982	\$707,472	\$29.48	189.9
1983	\$732,500	\$30.52	196.6
1984	\$789,800	\$32.91	212.0
1985	\$824,300	\$34.35	221.3
1986	\$840,100	\$35.00	225.5
1987	\$847,900	\$35.33	227.6
1988	\$865,700	\$36.07	232.4
1989	\$860,500	\$35.85	231.0

Source: Marshall and Swift Company

- \* A prototypical low-rise Class D apartment building is a three-story, wood-frame, stucco apartment house with 28 one and two bedroom units, laundry room, and small lobby. Costs do not include elevator, garages, or site improvements.
- \* A three-story hypothetical frame and stucco apartment house, rectangular in area, 64' x 125', with 28 one and two bedroom units, laundry room, and small lobby. Costs do not include elevator, garages, or site improvements. Structure is of average construction and finished with carpeting in halls and living areas and vinyl asbestos tile in kitchens and baths. The heating is from electric cable in the ceiling. All interior finish is 1/2" gypsum board, taped and painted. Floor structures are 1-1/2" foamed concrete 5/8" plywood and wood joists. Roof is three-ply, hot mopped, with gravel surface. Cooling is handled by three-quarter and one ton through-wall units.





The apartment cost increases are comparable to the single-family trends; that is, construction costs have more than doubled between 1975 and 1989.

**Resale Housing:** The sales prices of resale housing for 1989 are shown in Table H-16. In order to interpret the City's sales price distribution, the housing costs affordable to low and moderate income households for Los Angeles County were computed. These costs are shown in Technical Appendix.

None of the home sales were for less than \$170,000; thus, resale housing was unavailable to households earning low or median incomes. As Table H-16 shows, 100% of the resale housing is not within the economic means of low and moderate income households. The high cost of resale housing reflects both the high price of land in Agoura Hills and strong market demand for housing.



**Value of Owner Occupied Housing:** Data on home values are available from the 1990 Census. These data are based upon the respondents' estimates of the value of their homes if they were on the market. According to the tabulated data shown in Table H-17, 24.5% of the City's homes had estimated values of more than \$500,000. However, 10.5% had estimated values of less than \$200,000. It is possible that some of the housing in this price category would offer first-time homebuyer opportunities to moderate income households.

**Monthly Contract Rents:** About 20% of the City's housing stock is renter occupied. According to the tabulated data in Table H-18, more than 80% of this stock rented for more than \$750/month. Some units had monthly rents of less than \$500. These data reveal that there are rental units within the Section 8 fair market rent levels, although they are limited in number.

**TABLE H-16  
CITY OF AGOURA HILLS  
RESALE PRICE DISTRIBUTION 1989 (a)**

Price Range	Number of Units	Percentage Distribution
\$170,000 - 200,000	2	1.1
\$200,001 - 249,999	20	11.4
\$250,000 - 299,999	56	31.9
\$300,000 - 349,999	24	13.6
\$350,000 - 399,999	26	14.8
\$400,000 - 449,999	24	13.6
\$450,000 - 499,000	18	10.2
\$500,000 +	6	3.4
Total:	176	100.0%

Source: Brown Realty

Notes: a) includes single-family and condominium sales.





**TABLE H-17**  
**CITY OF AGOURA HILLS**  
**VALUE OF OWNER-OCCUPIED HOUSING - 1990**

Value	Number of Units	Percentage Distribution
< \$200,000	527	10.5%
\$200,001 - \$249,999	309	6.2%
\$250,000 - \$299,999	679	13.5%
\$300,000 - \$399,999	1,456	29.0%
\$400,000 - \$499,000	820	16.3%
\$500,000 or more	1,231	24.5%
	5,022	100.0%

Source: 1990 Census of Population and Housing.

**TABLE H-18**  
**CITY OF AGOURA HILLS**  
**DISTRIBUTION OF CONTRACT RENTS - 1990**

Value	Number of Units	Percentage Distribution
< \$500	29	2.7%
\$500 - \$549	17	1.6%
\$550 - \$599	10	0.9%
\$600 - \$649	22	2.1%
\$650 - \$699	45	4.3%
\$700 - 749	65	6.1%
\$750 - 999	462	43.6%
\$1,000 or more	410	38.7%
	1,060	100.0%

Source: 1990 Census of Population and Housing.



## **Contractual Constraints**

The majority of residential development projects in Agoura Hills have formed private homeowner's associations. Many of these homeowner associations have placed Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of trade-offs to allow greater density in the flatter portions of the residential tract. Open space areas subject to CC&Rs are mapped on Figure H-3.

In some instances the City zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowners associations.

## **ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS**

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Portions of Agoura Hills are exposed to a variety of environmental hazards which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development. Figure H-3 maps environmental and infrastructure constraints to development in Agoura Hills.

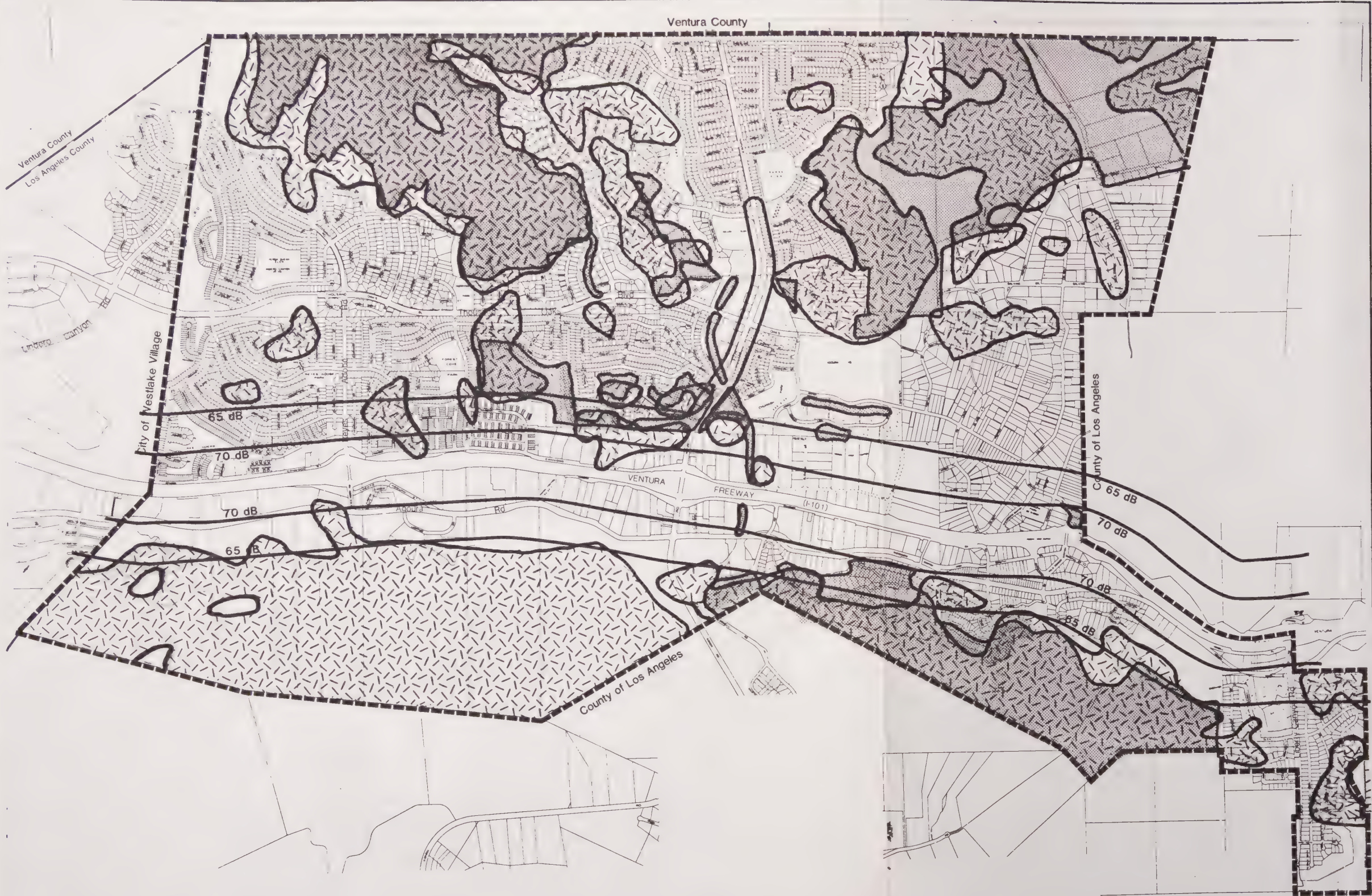
### **Hillsides/Slopes**

Large portions of Agoura Hills are covered with major hillsides which serve as a significant constraint to development; Figure H-3 illustrates those areas of the City with slopes greater than 25 percent. Development on such severely sloped parcels requires substantial modification to the natural terrain which significantly adds to the cost of development.

As a means of preventing erosion and landslides and preserving Agoura Hills' natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be







- CNEL Noise Contour
- Restricted Open Space Area
- >25% Slope



**Agoura Hills**  
General Plan Update



**Figure H-3**  
Constraints to  
Residential Development







transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

## **Noise**

The majority of vacant developable parcels in Agoura Hills are located along the Ventura Freeway corridor. As illustrated in Figure H-3, all freeway parcels are exposed to noise levels of 65 CNEL and above. While the rear portions of these parcels are not exposed to such extreme noise levels, steep slopes generally preclude their development.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn), and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA. Freeway parcels in Agoura Hills do not meet these noise criteria and, therefore, are not suitable for housing.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, CalTrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction.

## **Water Moratorium**

Water service for the City is provided by the Las Virgenes Municipal Water District. The Metropolitan Water District, which the LVMWD is a member agency, was forced to cut allocations in March 1991 due to the California drought. In order to provide sufficient service to existing customers, LVMWD instituted a moratorium on all new water hook ups in March 1991. LVMWD's moratorium policy will remain in effect until additional water allocations are granted by MWD. This development moratorium will significantly constrain the City's ability to meet its housing goals for new construction.



## **Lack of Sewer Availability**

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills area. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install sewer systems to support development, however, this would contribute significantly to the cost of housing.

## **HOUSING OPPORTUNITY AREAS**

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This section of the Housing Element evaluates future housing opportunities in Agoura Hills in relation to the City's housing needs.

### **Residential Land Inventory**

The existing land use survey prepared for the General Plan in May 1991 identifies approximately 2,200 acres of vacant land in Agoura Hills. However, the vast majority of these acreages are subject to a variety of environmental, legal and infrastructure constraints which preclude their development with housing. In addition, many sites which are suitable for residential development are characterized by steep slopes, and in some areas lack sanitary sewer, which limit their ability to support multi-family housing. These constraints to residential development are described in detail in the prior section of the Housing Element and are mapped in Figure H-3.

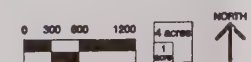
As part of the General Plan update, City staff and the General Plan Advisory Committee evaluated sites for potential residential development in the community. A videotape was prepared of significant vacant sites to assist in site evaluation. Figure H-4 identifies those sites which were determined suitable for housing, and the associated densities permitted under the General Plan. A total of 511 additional dwelling units can be provided on these vacant sites (including 52 inclusionary units), ranging in density from .5 units/acre to 25 units/acre (refer to Table H-19, Columns 1 & 2).







-  Rural Residential (0.05-2 du/ac)
-  Very Low Density Residential (2-1 du/ac)
-  Low Density Residential (1-2 du/ac)
-  Single-Family Residential (2-6 du/ac)
-  Medium Density Residential (6-15 du/ac)
-  High Density Residential (15-25 du/ac)
-  Senior Housing Target Area



**Agoura Hills**  
General Plan Update

**Figure H-4**  
**Housing Opportunity**  
**Areas**





**TABLE H-19**  
**POTENTIAL RESIDENTIAL DEVELOPMENT SUMMARY: 1989-1994**

RESIDENTIAL DWELLING UNIT POTENTIAL						
LAND USE CATEGORY	VACANT LAND	INCLUSIONARY UNITS	DENSITY BONUS UNITS	SECOND UNITS/ GRANNY FLATS	DEVELOPMENT SINCE 7/89	TOTALS
Open Space & Rural Res. (.5 - .2 du/ac)	10					10
Very Low Res. (.2 - 1 du/ac)	59					59
Low Density Res. (1 - 2 du/ac)	36					36
Single-family (2 - 6 du/ac)	146	25		25	142	338
Medium Density (6 - 15 du/ac)	101	18				119
High Density (15 - 25 du/ac)	67	9	3			79
Ladyface Mt. Specific Plan Senior Housing	40		40			80
TOTALS	459	52	43	25	142	721



**Target Affordable Housing Sites:** Given the limited availability of land suitable for residential development in Agoura Hills, a variety of mechanisms will need to be utilized to provide affordable housing in the community. These include inclusionary housing requirements, density bonus, senior citizen housing incentives, and provisions for second residential units and granny flats. The following section describes vacant and underutilized residential sites in Agoura Hills which are targeted for affordable housing, and incentives the City will utilize to facilitate the development of these sites.

The City's proposed Land Use Policy map identifies three sites for Residential High Density, permitting densities of up to 25 units/acre. The largest of these sites is the three acre Agoura Park site. The City has negotiated the exchange of this park site for ten acres of park land located to the north of Driver Road, and has approved the development of 60 townhomes on the original park site. Under the City's inclusionary housing ordinance, 15 percent of these townhomes (nine units) will be reserved for low and moderate income households. According to the project's developer, anticipated sales prices on these townhomes will be approximately \$150,000, offering affordable homeownership opportunities to moderate income households project-wide.

Two additional vacant Residential High Density sites are located immediately west of the townhome project between Cheseboro Canyon and Colony Drive. The northern of the two sites is 18,645 square feet in size and can support ten dwelling units. The southern site is 10,890 square feet and can support six units. As a means of increasing development capacity on these sites, the City will target these parcels for a minimum 25 percent density bonus, providing for at least three additional units which will be set-aside for low income households. By allowing base densities up to 25 units/acre, the Residential High Density category provides affordability to low income renter households.

Two remaining vacant parcels are designated for Residential Medium Density, both located south of Agoura Road in the southeastern portion of the City, providing for densities up to 15 units/acre. The westernmost parcel has been approved for a 14 unit townhome project, with two units set-aside for low/moderate income households pursuant to the City's inclusionary requirements. City staff indicate the eastern



medium density parcel can potentially be developed with single-family homes due to its hilly terrain, and that a total of 105 units can be accommodated on the site; 16 of these units would be reserved for low and moderate income households. (However, this parcel may be potentially purchased by the State Conservancy as a key property in the proposed wildlife movement corridor). Other than the inclusionary components on these two medium density housing sites, it is not anticipated that any affordable housing will be provided.

The Land Use Policy Map provides for a net increase of 171 Single Family dwelling units, which permit densities up to six units per acre. Under the City's inclusionary housing requirements, 15 percent, or 25 units, will be set aside for moderate income households.

The most significant opportunity for affordable housing in Agoura Hills is provided within the adopted Ladyface Mountain Specific Plan. This Specific Plan, which encompasses the 750 acre Ladyface Mountain located along the southern perimeter of the City, provides an option to develop senior citizen housing at the southwest corner of Kanan and Agoura roads. The adopted specific plan allows for a 33,000 square foot facility. Assuming 75 percent of the facility square footage is dedicated to living space and unit sizes average 620 square feet, a total of 40 units could be developed. In addition, based on the lower traffic impacts generated from senior citizen housing and the limited availability of sites suitable for high density housing, the City may allow a density increase of 100 percent in exchange for dedication of the entire project for very low income seniors. A total of 80 very low income units can thereby be provided on this site.

*Underdeveloped and Redevelopable Areas:* Underdeveloped sites are defined as properties which are developed at less than their designated maximum densities would permit. While no such sites exist within Agoura Hills, some intensification of development is expected to occur through the construction of second units and granny flats on lots with existing, single-family dwellings. The City's second unit and granny flat ordinances provide for the development of additional detached or attached units, with kitchens. The City will encourage the addition of second units and granny flats as a means of expanding affordable housing options to low income renter households. The goal of the Housing Element will be





to achieve ten second units or granny flats per year, for a total of 25 during the planning period.

Based on the relatively young age of residential development in Agoura Hills, there are no sites which could be redeveloped with residential uses, and there are no apparent opportunities for the replacement of existing non-residential uses with residential uses.

**Development Since July 1989:** This Housing Element is prepared for the five year (7/89 - 6/94) housing element cycle for jurisdictions within the SCAG region. Development which has occurred since July 1st, 1989 contributes towards meeting the City's regional housing needs for this housing element cycle. According to City records, a total of 142 single-family dwelling units have been developed between this period and the date of the residential site inventory.

### **Residential Development Potential Compared with Regional Housing Needs**

As indicated in the Housing Needs section of the Element, the Regional Housing Needs Assessment (RHNA) prepared by SCAG has identified a future housing need for Agoura Hills of 1,650 units to be developed during 1989-1994. Combining the residential development potential on vacant lands, through inclusionary requirements and density bonus incentives, through second units/granny flats, and including development which has occurred since July 1989, an estimated 721 additional dwelling units could be developed (refer to Table H-19). The City is unable to fulfill its total regional housing needs due to a variety of constraints which prohibit the designation of additional vacant land for residential uses, or increasing the densities beyond those already permitted.

The Housing Element sets forth several programs to encourage the development of affordable housing on the limited land remaining in the City which is suitable for residential development. Through its inclusionary housing requirements which mandate 15% of the units in projects over ten units in size be set-aside for low and moderate income households, the City will achieve 52 units of low and moderate income housing. By encouraging density bonuses on Residential High Density sites, and targeting Ladyface Mountain for affordable senior citizen housing, at least three



low income and 80 very low income senior units can be achieved. And by encouraging the addition of second units/granny flats, an increase in 25 rental units affordable to lower income households can be anticipated.

Based on the availability of sites suitable for residential development, combined with the above programs for affordability, the City will strive to achieve the following goals for new construction during the period of the Housing Element:

INCOME CATEGORY	DWELLING UNITS	% DISTRIBUTION
Very Low	80	11.1%
Low	44	6.1%
Moderate	103	14.2%
Upper	<u>494</u>	<u>68.5%</u>
TOTAL	721	100%

## PROGRESS REPORT

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The 1985 Agoura Hills Housing Element contained an ambitious set of goals, objectives and action programs. In addition, there are several ordinance provisions in place to promote housing availability (refer to Zoning Ordinance discussion under "Governmental Constraints"). The following paragraphs summarize the City's review of the 1985 Housing Element, including an evaluation of its effectiveness, progress on implementation, and appropriateness of goals, objectives and policies.

### Effectiveness

During the past four and one-half years, the previous Housing Element has been particularly effective with regard to guiding the City's effort to maintain existing housing quality and the development of market-rate new housing. Thirty-six affordable housing units were constructed as part of a multi-



family residential development. Because of the lack of City budget resources, it has not been financially possible to add staff to initiate outreach efforts for special needs groups, fair housing and rental assistance. It is necessary for the City Council to adopt a more practical program for the 1989 to 1994 time period.

### **Progress on Implementation**

Several action programs have been implemented in the past four and one-half years and others were achieved on an ongoing basis. Especially noteworthy are the implementation progress made on continuing code enforcement, adoption of a condominium conversion ordinance, and zoning ordinance provisions for second units. Quantitative objectives were not attained and have proven to be excessively high for the City including: 100 new low and moderate income units; rehabilitation of 25 existing substandard units; and modification of 15 units for handicapped households. Appendix C contains specific information on various planned actions.

### **Appropriateness**

The goals, objectives and policies of the 1985 Housing Element remain essentially appropriate. One objective, which suggested the mixture of residential and industrial uses, was deleted from the updated Housing Element. Mixed-use has been accomplished in one location as part of the Ladyface Mountain Specific Plan. Mixed-use development that incorporates residential is not appropriate for other areas of the City due to impacts from freeway noise. All other goals and policies have been retained and objectives reinstated in compliance with State law, encompassing numerical targets for rehabilitation, conservation and development of housing.





## UPDATED GOALS AND POLICIES

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Section 65583 (b) of the Government Code requires:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

**Goal 1: Achieve construction of 721 new housing units for all income groups between July 1, 1989, and June 30, 1994.**

**Policy 1.1:** Implement the Land Use Plan which provides for a minimum of 1,850 acres designated for residential use.

**Policy 1.2:** Provide opportunities for development of a full range of housing styles, locations, and densities.

**Policy 1.3:** Minimize the impact of the City's development processing and fees on new housing production costs.

**Policy 1.4:** Participate in State and Federal programs to provide additional rental housing units.

**Goal 2: Achieve the development of affordable units between July 1, 1989, and June 30, 1994. (The affordable units are part of the total and would serve very low and low income households.)**

**Policy 2.1:** Utilize the Redevelopment 20% Set-Aside Fund, when created, to implement an active program for housing outreach and assistance.

**Policy 2.2:** Include a full range of housing types in the implementation of programs that encourage the development of affordable housing.

**Policy 2.3:** Support the efforts of non-profit organizations, County housing authority, citizens and private developers in the development of affordable housing.

**Policy 2.4:** Continue to implement an ordinance requiring projects to include 15 percent affordable units or pay a fee in lieu of the inclusionary requirement.



**Policy 2.5:** Pursue participation with the Ventura County Housing Authority.

**Goal 3:** Achieve the rehabilitation of ten units annually during 1989-1994 housing program period.

**Policy 3.1:** Provide adequate city services necessary for the maintenance and upkeep of the existing supply.

**Policy 3.2:** Encourage the continued high maintenance levels of the housing stock.

**Policy 3.3:** Continue to enforce codes and ordinances that will serve to correct substandard premise and structural conditions.

**Policy 3.4:** Provide residents information on available rehabilitation programs.

**Goal 4:** Conserve the City's entire housing stock of 6,927 units, and facilitate preservation of the 36 low income rental units as affordable housing.

**Policy 4.1:** Encourage the owners of Lincoln Oakridge apartments to refund the mortgage revenue bond as a means of extending low-income use restrictions.

## **HOUSING PROGRAM**

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According to State Housing Law, the City's Housing Element must include a 5-year schedule of actions which shall do all of the following:

1. Identity adequate sites in order to meet the community's housing goals.
2. Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
3. Remove governmental constraints to the maintenance, improvement and development of housing, if appropriate and legally possible.



4. Conserve and improve the condition of the existing housing stock.
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The 1989-1994 Housing Program was prepared in the context of 1) the nature and extent of housing needs; 2) funding and land availability constraints; and 3) experience gained from implementation of the previous 5-year program. Table H-20 at the end of this section provides a summary of the Housing Program according to the five categories listed in State Law.

Agoura Hills is in the process of pursuing adoption of a Redevelopment Project Area by mid 1992. If approved, the 20% redevelopment set-aside generated from the project will provide a significant new source of funds for implementation of housing programs in the City. Assuming a 35 year project life, projected set-aside funds could total \$67 million, or \$130 million under a 45 year project life. While significant set-aside funds are not anticipated until year five of the redevelopment project (1997), housing programs initially targeted for use of these funds are identified in Table H-20. The redevelopment set-aside fund will enable the City to conduct more active housing program outreach and assistance not currently available given current funding limitations.

### **Adequate Housing Sites**

The City is unable to fulfill its total regional housing need of 1,650 units as projected by the Regional Housing Needs Assessment (RHNA). While the City does have adequate land to accommodate its regional growth needs, much of the vacant land in Agoura Hills is subject to a variety of environmental, infrastructure and contractual constraints which preclude its development for residential uses.

The Land Use Element of the Agoura Hills General Plan designates more than two-thirds of the City's land inventory for residential uses. A variety of residential types are provided for in Agoura Hills, ranging from five acre lots to 25 units per acre, with higher densities achievable through the City's density bonus provisions. The City will implement the Land Use Element, combined with affordable housing





programs, to achieve a maximum of 721 dwelling units during the five year time frame of the Housing Element, to be distributed among the following income categories: 80 very low income, 44 low income, 103 moderate income, and 494 upper income. The City will also maintain an inventory of available sites for residential development and provide this inventory list to prospective residential developers. Pursuant to Government Code Section 65583(c)(1), the City will review and revise its Zoning Ordinance to permit multi-family development by right in at least one zone district. By 1994, the City of Agoura Hills shall consider such ordinance amendment. The Department of Planning and Community Development will initiate the request and the funding source will be the General Fund.

The City's zoning ordinance currently provides for second units and granny flats in the RS, RM, and RMH zones; granny flats are also permitted in the RL zone where the property is served by sanitary sewer. The residential site inventory indicates substantial potential for second units and granny flats in Agoura Hills, based on a large number of underutilized residential parcels. The City's quantified objective for the development of second units/granny flats is ten per year, or 25 during the remaining Housing Element cycle. The City will consider implementing a program to facilitate the development of second units and granny flats. This program will include:

- Revision to the zoning ordinance to allow reduced parking standards
- Preparation of prototypical second unit/granny flat plan developments
- Staff will have information available to notify homeowners remodeling existing homes of the opportunity to add a second unit or granny flat and description of prototypical plans.
- Staff will have information available to inform developers of new residential developments of the opportunity to integrate second units in the entire project where feasible.
- Preparation of an annual "second unit/granny flat" report to the Planning Commission and City Council.



The Ladyface Mountain Specific Plan provides an option to develop senior citizen housing at the southwest corner of Kanan and Agoura roads adjacent to public transportation. This is the most significant affordable housing site in Agoura Hills, and the City will provide density incentives to encourage the development of 80 very low income senior units on this site. The City will contact local non-profit housing corporations to solicit interest in developing the site, and will assist in obtaining funds (such as HUD Section 202) for development. Should the City's proposed Redevelopment Project be adopted, this site will receive priority for expenditure of the Low/Mod Housing Fund.

The City currently permits mobile homes in its RS, RM and RMH zones. As a means of expanding the availability of sites for mobilehomes, the City will modify its Zoning Ordinance to permit mobilehomes in all residential zones, subject to the same development, design and permitting standards currently specified in the City's zoning ordinance (Section 9280.410).

While Agoura Hills does not have any "visible" homeless (the 1990 Census counted zero homeless in the City), some of the area's day laborers have no permanent place of residence and sleep in the area's hillsides and ravines. The City provides referral service to the Human Services Center in Thousand Oaks. However, there are currently no emergency shelters in the area. The City will modify its zoning ordinance to conditionally allow the development of emergency shelters in its commercial zones, and transitional housing in its residential zones.

### **Low/Moderate Income Housing**

The City adopted its Inclusionary Housing Ordinance in 1987 as a mechanism to provide affordable units within market rate projects. The ordinance requires 15% of the units in projects over ten units in size to be set-aside for low and moderate income households. Affordable units can either be within the project or at appropriate locations in the City, and are required to be maintained at affordable levels for a minimum period of 15 years. For-sale units are required to have re-sale clauses included in the deed restricting re-sale to qualifying individuals only. For rental projects, quarterly reports are submitted to the City by the apartment complex managers on the rental status of the designated low and moderate income



units. Based on the residential site inventory, the City will strive to achieve 52 inclusionary units during the time frame of the Housing Element.

The City has established the Low and Moderate Income Housing permit to implement provisions in State density bonus law. The permit provides for the approval of density bonuses or other incentives, where appropriate, to reduce development costs for or otherwise facilitate projects that provide minimum percentages of low and moderate income housing. Units must be maintained as affordable for a minimum of 15 years. Since the City adopted these provisions in its zoning ordinance, several modifications have been made to State density bonus law, including requiring 30 year terms of affordability, eliminating bonuses for moderate income, and requiring one additional regulatory incentive to be provided. The City will modify its Low and Moderate Income Housing Permit provisions to reflect current State density bonus standards. Redevelopment set-aside could potentially be utilized to fund regulatory concessions granted as part of the density bonus.

Many seniors who would prefer to live independently resort to institutionalized living arrangements because of security problems, loneliness, or an inability to live entirely independently. A Senior Home Sharing Program is operated at the Human Services Center in Thousand Oaks which assists seniors in locating roommates to share existing housing in the community. Services offered include information and referral, outreach, client counseling, placement and follow-up. The City of Agoura Hills will more actively market the availability of this shared housing program by providing informational brochures at the public counter.

### **Remove Governmental Constraints**

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. While these fees do no more than cover actual costs, they do contribute to the cost of housing and can constrain the development of lower priced units. The reduction of City fees can lower residential construction costs and, ultimately, sales and rental prices. As a means of removing this constraint, the City will create a fee reduction system for new housing developments that meet affordable





housing needs, including special needs groups. If the Agoura Hills Redevelopment Project is adopted, the redevelopment set-aside fund could be utilized to fund this program.

The 1985 Agoura Hills General Plan had anticipated a phased annexation of unincorporated areas that would contribute to community needs, including meeting future housing needs. However, expansion of the City by annexation is now severely limited given the incorporation of the adjacent City of Calabasas. The City has identified two potential annexation areas in Los Angeles County to the east (434 acre Potomac Properties), and south (434 acre Agoura Canyon Ranch) which can accommodate additional residential development. Development in these areas would, however, be relatively low density due to hillside constraints. (Proposed residential development in Agoura Canyon Ranch includes: 71 units at .6 du/acre; 49 units at .9 du/acre; 78 units at 1.5 du/acre; and 38 units at 6.8 du/acre). The City will coordinate with property owners and LAFCO to pursue annexation, and prepare an annual status report to the City Council.

### **Conserve and Improve Housing**

As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City has adopted an ordinance which regulates the conversion of rental units to condominium ownership. Conversion requirements include relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. The City will continue to require a Conditional Use Permit for condominium conversions to regulate the potential loss of rental housing stock.

Existing housing in Agoura Hills is of sound to superior quality, as most of the homes are less than 20 years old. Also, as this is a relatively affluent community, many homeowners have maintained their homes in good quality. There are only a few dwelling units that require rehabilitation as reported by the Code Enforcement Officer and Building Inspector. For these reasons, code enforcement and property maintenance are the most appropriate areas for City action. The City will also refer eligible property owners to the County for housing rehabilitation assistance and will provide program brochures at the public counter. The new 5-Year Housing Program proposes a continuation of the code enforcement



program and low/moderate income housing stock monitoring and management.

An alternative option for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, to receive needed principal of up to 25 percent of the loan, and then to receive monthly annuity payments for the life of the loan.

Reverse mortgages may offer a viable financing alternative to many of Agoura Hills' elderly homeowners. The City can help to inform its senior population as to the availability of reverse mortgages by providing educational brochures, as well as referral services, to those seniors interested in pursuing a reverse mortgage. Based on available information, the following companies and lending institutions are known to offer reverse mortgage loans in the Los Angeles area.

1. Security Pacific National Bank, City of Downey (213) 869-1056.
2. Capital Holding 1-(800) 431-8100
3. Providential Home Income Plan (714) 793-2309
4. American Homestead 1-(800) 233-4762

Existing affordability controls on Lincoln Oakridge will expire within this Housing Element period. The City will encourage the project owners to extend the low income use restrictions on 36 units in Lincoln Oakridge by means of refinancing the existing bond. If available, Redevelopment Set-Aside funds could be utilized to offset refinancing costs. If project owners are not willing to renegotiate the bond, the City will encourage the owners to sell to a qualified non-profit housing corporation.



**TABLE H-20**  
**CITY OF AGOURA HILLS**  
**FIVE-YEAR PROGRAM STRATEGY**

PROGRAM CATEGORY	PLANNED OBJECTIVES	IMPLEMENTATION ACTIVITIES	FUNDING SOURCES	TIME SCHEDULE	AGENCY RESPONSIBILITY
<b>1. Adequate Housing Sites</b>					
A. Land Use Element	Construction of 721 units	Application processing & evaluation. Maintain inventory of adequate sites.	General Fund Planning Fees	Accomplish over 5 yrs.; 1989-1994	Community Development Dept.
B. Second Units	Permit Second Units per State law. 10 units per year	Conduct outreach to promote and modify zoning standards.	General Fund	Between 1989-1994; annual report to City Council	Community Development Dept.
C. Mobile Homes	Provide sites for mobile home units	Modify City's Zoning Ordinance to permit in all residential zones	General Fund	Within 1 year	Community Development Dept.
D. Senior Citizen Housing	Construction of 80 very low income units	Solicit interest among non-profit developers, offer density incentives	General Fund, Potential Redevelopment Set-Aside	Accomplish by 1994	Community Development Dept.
E. Sites for Homeless Shelters/Transitional Housing	Provide sites for development of housing for the homeless	Revise Zoning Ordinance to conditionally allow shelters in commercial zones and transitional housing in residential zones	General Fund	Within 2 years	Community Development Dept.
<b>2. Low/Moderate Income Housing</b>					
A. Inclusionary Housing Ordinance	Achieve 52 affordable units in appropriate new projects	Enforce provisions of the inclusionary ordinance	General Fund	Achieve between 1989-1994	Community Development Dept.
B. Density Bonus Ordinance/Policy	Achieve 43 lower income units	Revise Low and Moderate Income Housing Permit to reflect State Density Bonus Law	General Fund, Potential Redevelopment Set-Aside	Complete ord/policy within 12-18 mos. of Housing Element adoption	Community Development Dept.
C. Shared Housing	Match seniors to share existing housing	Provide informational brochures at public counter	General Fund	Accomplish within 3 mos. of Housing Element adoption	Community Development Dept.





TABLE H-20  
CITY OF AGOURA HILLS  
FIVE-YEAR PROGRAM STRATEGY  
(continued)

PROGRAM CATEGORY	PLANNED OBJECTIVES	IMPLEMENTATION ACTIVITIES	FUNDING SOURCES	TIME SCHEDULE	AGENCY RESPONSIBILITY
<b>3. Remove Governmental Constraints</b>					
A. City Fee Reduction System	Review City fees and provide reduced fees for affordable housing, as appropriate	Establish criteria to determine appropriate projects	General Fund, Potential Redevelopment Set-Aside	Implement within 1 year of Housing Element adoption	Community Development Dept.
B. Annexation Opportunity Monitoring	Increase land availability, if feasible	Coordinate with County of Los Angeles, LAFCO, adjacent cities; and property owners	General Fund	Prepare annual report to City Council	Community Development Dept.
<b>4. Conserve and Improve Housing</b>					
A. Code Enforcement/Property Maintenance	Enhance quality of housing and ensure proper maintenance	Enforce UBC and Housing Code	General Fund	Ongoing activity	Community Development Dept.
B. Low/Moderate Income Stock Monitoring and Management	Ensure continued availability and quality of affordable housing	Develop inventory of low/moderate housing in City	CDBG	Complete inventory w/in 12 mos. of Housing Element adoption	Community Development Dept.
C. Condominium Conversion Ordinance	Preserve existing stock of rental housing	Enforce provisions of condominium conversion ord.	General Fund	Ongoing	Community Development Dept.
D. Housing Rehabilitation	Provide rehabilitation assistance to income-eligible households	Advertise availability of County rehabilitation assistance through distribution of program brochures	General Fund	Implement within 6 mos. of Housing Element adoption	Community Development Dept.
E. Reverse Mortgage Program	Allow seniors to draw needed income from equity accumulated home	Provide informational brochures and offer referral services to seniors	General Fund	Implement within 1 year of Housing Element adoption	Community Development Dept.
F. Mortgage Revenue Bond Refinancing	Extend affordability control on 36 units in Lincoln Oakridge	Monitor status of project	General Fund, Potential Redevelopment Set-Aside	Ongoing	Community Development Dept.



TABLE H-20  
CITY OF AGOURA HILLS  
FIVE-YEAR PROGRAM STRATEGY  
(continued)

PROGRAM CATEGORY	PLANNED OBJECTIVES	IMPLEMENTATION ACTIVITIES	FUNDING SOURCES	TIME SCHEDULE	AGENCY RESPONSIBILITY
5. Equal Housing Opportunity					
A. Fair Housing Referrals	Reduce practices that impede fair housing	Circulate compendium of fair housing laws to increase staff awareness	General Fund	Complete procedure within 12-18 ms. of Housing Element adoption	Community Development Dept.
B. Fair Housing Information	Reduce practices that impede fair housing		CDBG		City Manager's Office



## **Equal Housing Opportunity**

With regard to equal housing opportunity, the City will provide fair housing referrals and fair housing information. City staff will become knowledgeable of fair housing statutes and laws and act as a point of referral.

## **INTERNAL CONSISTENCY**

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The 1985 Agoura Hills General Plan contains 10 elements, as identified below:

- Land Use
- Circulation
- Community Design
- Housing
- Public Facilities, Utilities and Services
- Public Safety
- Conservation and Open Space
- Noise
- Seismic Safety
- Scenic Highway

Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan.

This Housing Element is being updated to meet the periodic revision requirements of State law. The Element was prepared within the policy framework of the current (1985) General Plan; therefore, no revision is necessary to achieve internal consistency of the updated Housing Element with other elements.

The Agoura Hills General Plan is currently undergoing a comprehensive update. This Housing Element is consistent with the new General Plan in that it identifies the number and densities of housing units planned in the Land Use Element. The City's present General Plan includes a study area which is more extensive than the City's present corporate limits and the new General Plan is also expected to include potential annexation areas to the east and south of the City. This element is nonetheless limited to the City's boundaries because the RHNA goals assigned to the City by the Southern





California Association of Governments pursuant to Government Code Section 65584 are applicable only to those boundaries. This element is intended to provide programs to meet those goals and to provide housing within the City. Because its purpose is specific to the City's present limits, this element appropriately has a more limited sweep than other elements of the general plan.



## Appendix A: Definition of Terms



**DEFINITION OF TERMS**

Several terms are used throughout the Housing Element Update which have unique meanings ascribed by California planning law. Definitions of key terms are provided in this Technical Appendix to convey the meaning of the data and information contained in the Housing Element.

**CONDITION OF HOUSING**

Agoura Hills’s Housing Element, pursuant to the requirements of Article 10.6, includes an analysis of the physical condition of housing for purposes of identifying improvement needs. Two categories of housing needs are identified by the State housing law — needing rehabilitation and replacement.

**EXISTING HOUSING ASSISTANCE NEEDS  
(Overpaying)**

These needs pertain to Agoura Hills’s current residents that are paying more on housing costs than they can reasonably afford, given other life necessities such as food, transportation, health care, child care, insurance and other requirements. The problem of overpaying is often cited as the indicator of housing assistance needs since financial assistance is necessary to reduce costs to a reasonable level. The extent of overpaying is estimated by the number of very low and low income households that are spending 30% or more of their income on housing costs.

Using the 1989 HUD income limits for Los Angeles County and the 30% standard, the following housing costs are the overpaying thresholds:

<u>Income Group</u>	<u>Annual Income Limit</u>	<u>30% of Monthly Income</u>
Very Low	\$19,950	\$499
Low	\$30,400	\$760

**GOALS AND OBJECTIVES**

Goals are statements describing the desired conditions that should exist in the housing environment. Objectives are numerical targets to try to achieve in a five-year time period; they must be stated for the rehabilitation, conservation and development of housing. Objectives may not be possible or appropriate for certain housing needs identified in the Housing Element and, therefore, have not, in some cases, been included.





## HOMELESS REQUIREMENTS

Article 10.6 of the Government code requires: 1) the analysis of the special housing needs of persons and families in need of emergency shelter (Section 65583 (a)(6)) and 2) the identification of adequate sites to facilitate the development of emergency shelters and transitional housing (Section 65583 (c)(1)).

The needs assessment includes the following considerations:

1. An estimate or count of the daily average number of persons and families in the locality lacking permanent shelter.

2. A count of the number and type of shelter beds, hotel/motel vouchers, and units of transitional housing currently available in the locality.

3. An estimate derived from the figures described above of the number of additional shelter beds, shelters, and transitional housing units needed by type of need.

Site identification became a requirement, effective January 1, 1988, or the next periodic update of the housing element pursuant to Government Code Section 65588, whichever is later. Housing element law requires an "identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing" (Government Code Section 65583 (c)(1)).

An emergency shelter provides an immediate short-term solution to homelessness. Shelter is provided for a limited period. The goal of transitional housing, however, is to remove the basis of homelessness (i.e., lack of sufficient income for self support). Shelter is provided for an extended period of time (perhaps as long as 18 months) and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a permanent income and housing. Emergency shelter providers, in some cases, provide assistance programs as well as shelter.



An adequate site (or adequate existing structure) is located within a reasonable distance of public agencies and transportation services, and will not require unusually high site development expenditures to use. Public services and facilities are available to the site; the General Plan designation and site zoning must permit the development of, conversion to, or use of, a shelter or transitional housing without undue special regulatory approval; and parking requirements/design standards will not preclude use of the site.

Localities should use the Uniform Housing Code (UHC) Space and Occupancy Standards, which apply to shelters. These standards specify, for example, that sleeping accommodations for 2 persons require a minimum of 70 square feet of space and an additional 50 square feet of space for each additional person.

Any of the following could meet the adequate sites requirement for a need of no more than 10 to 20 persons: apartments, mobile-homes, recreational vehicles with hook-ups, units in a single-room occupancy structure (SRO), a large single-family unit, church facilities, commercial, or other multi-use facilities.

For a need greater than 20 persons, one or more of the following strategies would satisfy the site requirements: a program to help increase the capacity of existing shelters; identification of suitable structures such as warehouses, schools, or hotels that could be used as, or converted to, shelters; identification of specific sites which have the potential for shelter or transitional housing development during the planning period of the housing element (e.g., sites identified in a shelter ordinance); or establish a shelter/transitional housing zone or zones.

## HOUSEHOLD AND FAMILY

A household is all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals or a "family". A "family" is a household consisting of persons related by blood, or marriage, or a single bonafide housekeeping unit.



**HOUSING PRODUCTION NEEDS**

These needs refer to new construction needed during a five-year period for all income groups to:

1. Accommodate household growth;
2. Replace demolitions and other losses in the housing inventory; and
3. Achieve a vacancy rate that will allow the housing market to operate efficiently and provide mobility opportunities.

**INCOME GROUPS**

State law requires that housing needs be calculated for four income groups, which are defined in reference to the median household income for the entire Los Angeles County area. The median household incomes are computed and published annually by the U.S. Department of Housing and Urban Development; in February 1989 the median household income for a four-person household residing in Los Angeles County was \$38,000. The four income groups are defined as presented below:

<b><u>Income Group</u></b>	<b><u>Percent of Median Household Income</u></b>	<b><u>Annual Income Limits</u></b>
Very Low	Less than 50%	Less than \$19,950
Low	50% - 80%	\$19,950 - \$30,400
Moderate	81% - 120%	\$30,400 - \$45,600
Above Moderate	121% and above	\$45,600 and above

**OVERCROWDING**

Overcrowding refers to households living in housing units that lack sufficient space to meet basic needs of daily living. The prevalence of overcrowding conditions is measured by the ratio of persons to rooms in a housing unit (excluding bathrooms and kitchens). When the ratio of persons to rooms exceeds 1.01 persons per room, overcrowding is considered to exist.



**SOUTHERN CALIFORNIA ASSOCIATION  
OF GOVERNMENTS (SCAG)**

Section 65583 (a)(1) of the Government Code requires as a part of the local housing elements "... a quantification of the locality's existing and projected housing needs for all income levels." Section 65584 of the Government Code states "... that each council of governments shall determine the existing and projected housing need for its region." Furthermore, "... each locality's share shall be determined by the appropriate council of governments ..." In the case of Agoura Hills, the appropriate council of governments is the Southern California Association of Governments.

The Office of the Attorney General (Opinion No. 87-206, September 29, 1987) stated: "... we conclude that the determination of a locality's share of regional housing needs by a council of governments must include both the existing and projected housing needs of the locality." Thus, SCAG is responsible, under the provisions of California law, to quantify existing and projected housing needs for all cities and county unincorporated areas in the six county region comprised of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. Moreover, the City of Agoura Hills, as other jurisdictions, must incorporate these estimated and projected needs in the Housing Element.

As stated in SCAG's 1988 Regional Housing Needs Assessment (RHNA):

"The State Housing Law requires SCAG to identify both Existing and Future Housing Needs every 5 years. The 1988 Regional Housing Needs Assessment identifies each jurisdiction's Existing Housing Need, as of January 1, 1988, and Future Housing Need for the July 1, 1989 to July 1, 1994 period. SCAG is doing this in compliance with the mandate of the State Housing Law. Each city and each county (unincorporated area) will then use these regional need numbers, identified for it in the RHNA, as a basis for the identification of housing needs in the 1989 Housing Element of its General Plan."





The definitions of existing and future need, as provided by SCAG, are quoted below:

"Existing Need in the 1988 RHNA is defined as the number of lower income households paying more than 30% of their income for housing."

"Future Need is defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 1994, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an 'ideal' vacancy rate."



## Appendix B: Residential Land Use Categories



## RESIDENTIAL LAND USE CATEGORIES

### LAND USE CLASSIFICATIONS

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#### **Res-Rural**

Residential-Rural (.05-.2 dwelling units/acre) The rural residential land use proposes development on very large lots, ranging from 5 acres to 20 acres depending on slope and hazard factors. In general, the rural residential land use is used to minimize the visual impact and hazard of development in areas of steep slope and landslide hazard. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize visual impact of development as well as roads.

Local roads and public improvements to support this development category may be of rural standards (i.e. rolled curbs, no sidewalks and reduced street lighting) as defined in the Circulation Element.

#### **Res-Very Low**

Residential-Very Low Density (.2-1 dwelling units/acre) The very low density land use category proposes development on large lots, ranging from 1 acre to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, some areas of 25% or greater slope requiring careful design considerations for placement of residential units are included in the very low density category to minimize grading and visual impact of development on steep slopes.





## RESIDENTIAL LAND USE CATEGORIES

(Continued)

Local roads and public improvements to support this development category may be of rural standards (i.e. rolled curbs, no sidewalks and reduced street lighting) as defined in the Circulation Element.

On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. parcels should be laid out to minimize visual impact of development as well as roads.

### **Res-Low Den**

Residential-Low Density (1-2 dwelling units/acre) This land use category provides large lots of one-half to one acre in size. This category includes estate-sized lots. However, with adequate design standards such uses should be promoted in areas where they now exist. This category is used in existing areas developed to this density and immediately adjacent areas in Old Agoura. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize visual impact of development as well as roads.

### **Res-Single-Fam**

Residential-Single Family (2-6 dwelling units/acre) This land use category includes all remaining areas proposed for development with conventional single-family detached housing. Development at this density requires full urban levels of service and public improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize visual impact of development as well as roads.



## RESIDENTIAL LAND USE CATEGORIES (Continued)

### **Res-Med Den**

Residential-Medium Density (6-15 dwelling units/acre) This land use category includes densities appropriate for single-family small lot subdivisions, single-family attached townhouses, two-story townhouses, condominiums and low-density apartments.

This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services. Low- and moderate-income housing can be developed at this density with density bonuses to reduce housing cost.

On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize visual impact of development as well as roads.

### **Res-High Den**

Residential-High Density (15-25 dwelling units/acre) This land use category includes higher density condominiums and apartments of two to three stories, generally with some below-grade parking. Low- and moderate-income housing can be developed at this density with density bonuses to reduce housing cost.

On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize visual impact of development as well as roads.



## Appendix C: Progress Report



CHART TA-C-1  
CITY OF AGOURA HILLS: 1985 TO 1989 HOUSING PROGRAM

Program Description	Effectiveness
<b>Property Maintenance Monitoring and Code Enforcement</b>	
1. (1984-1985) Development and adoption of a property maintenance ordinance for adoption by the City Council. The ordinance will be developed by the Planning Department and is estimated to take approximately 15 person-days of effort for research and drafting.	Ordinance No. 148 (see Technical Appendix I) was adopted by the City Council in 1987. This ordinance is intended to abate substandard property and abandoned and inoperative vehicles. The City's code enforcement staff actively uses Ordinance #148 enforcing property maintenance.
2. (1985) Identification of property maintenance inspection/code enforcement areas of emphasis. This task will be undertaken by the Planning Department, and involves a city-wide windshield survey to identify areas where periodic inspection may be necessary. Approximately 2 person-days are estimated to be required for this survey.	This is an on-going effort. Code Enforcement and Building Staff periodically cite violators of the property maintenance ordinance referenced above. This shall be continued for the 1992 Element.
3. (Annual) Annual code enforcement inspection of target areas with follow-up notices is estimated to take approximately 5 person-days per year for inspection and documentation, 14 person-days per year for follow-up action.	Due to resource limitations, an annual enforcement schedule was not established. Violations of the property maintenance ordinance are enforced primarily on a "complaints" basis. This program shall be retained for the 1992 Element in the event that code enforcement staffing is increased.
4. (Continuing) Code enforcement inspection, notification and follow-up on a complaint basis will be conducted by the Planning Department. An estimated 30 person-days per year are estimated to be required for complaint follow-up on property maintenance complaints.	This is an on-going program. The City's code enforcement staff reports that 10 to 20 complaints are made each month regarding lack of property maintenance. Compliance is usually achieved after initial contact by the City. This program will be continued for the 1992 Element.





## Program Description

## Effectiveness

### **Maintenance Loans for Low/Moderate Income Households**

- |    |  |   |
|----|--|---|
| 1. | (1984-1985) Development of a maintenance loan program in cooperation with local banks or savings and loans. This program will be conducted by the Planning Department, and involves an estimated 15 person-days for research to identify similar programs in surrounding areas and work out details with financing institutions. | Due to lack of staff and lack of interest by individual homeowners, this program has not been implemented. For the 1992 Program Planning staff will refer interested individuals to local lending institutions for information.   |
| 2. | (Annual) Include this program in the City's annual Community Development Block Grant application.  | In 1990, the City provided information at the Planning Counter to individuals interested in participating in the County of Los Angeles CDBG low interest home rehabilitation program. Information was included in local newspapers. Staff will continue to refer interested individuals to County Community Development Department for further information. This shall be retained in the 1992 Element.   |
| 3. | (Annual) Advertise the availability of the program through the City newsletter, local newspapers or other means.<br><br>This shall be retained in the 1992 Element.  | In 1990, the City provide information at the the Planning Counter to individuals interested in participating in the County of Los Angeles CDBG low interest home rehabilitation program.  |
| 4. | (Continuing) Provide information to applicants and review and approve applications. An estimated 15 person-days per year is estimated to be required for application and review.   | In 1990, the City will provide information at the Planning Counter to individuals interested in participating in the County of Los Angeles CDBG low interest home rehabilitation program. Information was included in participating in the County of Los Angeles CDBG low interest home rehabilitation program. Information was included in local newspapers. Staff will continue to refer interested individuals to County Community Development Department for further information. This shall be retained in the 1992 Element. |



## **Program Description**

## **Effectiveness**

### **Insure Quality of New Housing Construction**

- |   |   |
|---|---|
| 1. This program is an on-going effort of the City and does not involve new allocation of re-sources for funding. The program involves management in the review of codes and standards on a continuing basis to insure that housing quality is maintained. | This program is successfully implemented through the City's building plan checkers and inspectors and shall be retained for the 1992 Element. |
|---|---|

### **Fair Housing Practices Promotion**

- |  |  |
|--|--|
| 1. (1984-1985) Assign a "Fair Housing Officer" in the Planning Department to be responsible for maintaining information on fair housing laws and agencies who work to insure fair housing. | The Senior Planner has been designated the "Fair Housing Officer" and will continue to maintain information on fair housing laws for the 1992 Element. |
| 2. (1984-1985) Obtain copies of applicable federal and state fair housing statutes and maintain them on file.  | Copies of the fair housing laws are available at the Planning Department and at the City library. This program will be retained for the 1992 Element.  |

### **Information on Referral for Persons with Special Housing Needs**

- |   |   |
|---|---|
| 1. (1984-1985) Identify an organization in the City or a City staff member to serve as coordinator for the information and referral services.               | The Senior Planner has been designated as the coordinator. Many referrals have been made to the Human Services Center at 80 East Hillcrest Drive in Thousand Oaks. This is a consortium of organizations that provide aid to the needy, including the homeless. This referral service by the City shall be retained for the 1992 Element. |
| 2. (1984-1985) Publicize the availability of the information and referral service in local newspapers and the community newsletter.                         | The range of services provided at the Human Services Center has been well publicized in the Conejo Valley area in the local newspapers. This will be retained in the 1992 Element.  |
| 3. (Continuing) Provide information on available units to individuals who have expressed a need for units meeting the needs of the handicapped and elderly. | Appropriate referrals have been made by the City's Community Services Department and will continue to be made for the 1992 Element.   |



## **Program Description**

## **Effectiveness**

### **Dwelling Unit Modifications for the Handicapped**

- |    |   |   |
|----|---|---|
| 1. | (1984-1985) Develop program requirements and establish the program in cooperation with local financing institutions. This program should be developed in conjunction with Program 2, maintenance loans, and can use the same forms with different eligibility criteria. | Per the Uniform Building Code, any improvements to multi-family dwellings exceeding \$65,000 in valuation are required to retrofit units for handicap accessibility. There were no such requests in the City during the 1985-1989 program sequence. However, this is an on-going effort and shall be retained for the 1992 Element.                               |
| 2. | (Annual) Include this program in the City's annual Community Development Block Grant application.   | As a subgrantee to the Los Angeles County Community Development Commission, the residents of the City are eligible to obtain low interest loans from the County to retrofit units for handicap accessibility. This is on-going and shall be retained for the 1992 Element.  |
| 3. | (Annual) Advertise the availability of the program through the City newsletter, local newspapers or other means.  | The Building and Safety Division has provided information to interested persons regarding handicap accessibility requirements. However, the Building Official reports that there have been only a minimal number of requests for such information during the 1985-1989 sequence. However, this is an on-going program and shall be retained for the 1992 Element. |
| 4. | (Continuing) Provide information to applicants and review and approve applications. An estimated 5 person-days per year is estimated to be required for application review.   | The Building and Safety Division has provided information to interested persons regarding handicap accessibility requirements. However, the Building Official reports that there have been only a minimal number of requests for such information during the 1985-1989 sequence. However, this is an on-going program and shall be retained for the 1992 Element. |

### **Section 8 Information/Referral**

- |    |   |  |
|----|---|--|
| 1. | (1984-1985) Work with the Los Angeles County Housing Authority to establish a Section 8 eligibility workshop and sign-up program at least once a year in a location convenient to Agoura Hills residents. | Due to funding limitation on Section 8 certificates, this program was not instituted for the previous element. City staff will endeavor to work with the Los Angeles County Housing Authority in expending Section 8 certificates in Agoura Hills. |
|----|---|--|





**Section 8 Information/Referral  
(continued)**

- |   |  |
|---|--|
| 2. (Annual or as scheduled) Publicize the workshop/sign-up program in the City newsletter and local newspapers, and coordinate with the County Housing Authority. | Due to funding limitation on Section 8 certificates, this program was not instituted for the previous element. City staff will endeavor to work with the Los Angeles County Housing Authority in expending Section 8 certificates in Agoura Hills. |
|---|--|

**Low/Moderate Income Stock  
Monitoring and Management**

- |   |  |
|---|--|
| 1. The purpose of this program is to provide a method of tracking units which are intended to be made available for low- and moderate-income households through the City's inclusionary housing program. The program will establish and monitor available units, appropriate rents and purchase prices pro- perty transfers, and eligibility criteria for pro- spective purchasers or tenants. An estimated 15 person-days per year is estimated to be required to maintain records and process ownership changes for units not within another program (such as Section 8). | The City's inclusionary Housing Ordinance was adopted in 1987 . All for sale units provided under the ordinance are required to have re-sale clauses included in the deed restricting re-sale to qualifying individuals only. For rental projects, quarterly reports are submitted to the City by the apartment complex managers on the rental status of the designated low- and moderate units. This is an on-going project and shall be retained for the 1992 Element. |
|---|--|



**Inclusionary Housing for Low- and Moderate-Income Households**

- |    |  |  |
|----|--|--|
| 1. | (1984-1985) Establish an inclusionary housing requirement within the City's development regulations, requiring that all new housing projects with more than 10 housing units make provision for low- and moderate-income housing at appropriate location within the City equal or greater to 15% of the number of conventional units in the project. The ordinance should define low- and moderate-income housing units and include provisions to insure that the units remain available to low- and moderate households for a minimum of 15 years after construction. The ordinance may include provisions allowing variation from certain development standards for low- and moderate-income housing where such provision will not have an adverse impact on adjacent units or quality of housing. An example of such a provision is the allowance of a lower minimum floor area for senior housing units. | The City adopted an inclusionary housing ordinance in 1987 with the above provisions. The City continues to enforce this ordinance through the discretionary permit process. As the ordinance has been adopted, Planning staff will continue to implement it for the 1992 Element. |
| 2. | (Continuing) Apply the inclusionary housing ordinance to all new residential projects in the City.   | The provisions of the 1987 inclusionary Housing Element apply to all new residential projects in excess of 10 units.   |



TABLE TA-C-1  
CITY OF AGOURA HILLS: ANNUAL AND 1985 TO 1989 HOUSING  
OBJECTIVES OF THE 1985 HOUSING ELEMENT

	Annual*	5 Years
New low-and moderate-income units added through filtering, 5% of new construction.	10	50
New low and moderate units added by 15% affordable requirement in large projects, 15% of new construction.	30	150
Section 8 rent supplement, 0.5% of all units.	5	25
New low/moderate income market-rate housing.	20	100
<b>Total Low/Moderate Units:</b>	<b>65</b>	<b>325</b>
Existing substandard units upgraded.	5	25
Existing units modified for handicapped.	3	15

\* Actual rates depend on actual rate of new construction. Targets assume 400 units/year new construction.



## Appendix D: Human Services Center





HUMAN SERVICES CENTER

80 E. Hillcrest Drive, Thousand Oaks, California 91360

ACTION FOR SENIORS

Suite 202 (805) 494-8996 Monday thru Friday, 9 AM - 5 PM  
Free employment service for individuals 55 years of age and older.

\*AREA HOUSING AUTHORITY

Suite 219 (805) 496-7864 Monday, Wednesday, Friday, 9 AM - 5 PM  
Information and guidance regarding housing discrimination issues; housing laws; tenant-landlord issues; referral to housing resources, alternatives, assistance for subsidized rent programs.

BIG BROTHERS/BIG SISTERS OF VENTURA COUNTY

Suite 213 (805) 497-0557, 642-6383 Monday-Friday, 8:30 AM - 5:30 PM  
Provides children from single-parent families with supportive, enriching friendships on a one-to-one basis with mature, responsible adult volunteers.

\*CATHOLIC CHARITIES

Suite 216 & 217 (805) 496-1113 Monday - Friday, 9 AM - 4 PM. By Appt.  
Professional counseling; temporary emergency aid to families and individuals; food, clothing and shelter vouchers; volunteer-run program for the physically handicapped; immigration and refugee services.

CATHOLIC CHARITIES - OASIS

Suite 203 (805) 373-1256 Tuesday & Thursday, 9 AM - Noon  
Comprehensive program of case management, visitation, information and referral for seniors 60 years of age and older.

CHILD ABUSE AND NEGLECT

Suite 203 (805) 644-1555 (CAAN)  
Phone for appointment  
Prevention and treatment programs for victims of child abuse and their families.

CHILD DEVELOPMENT RESOURCES AND REFERRAL CENTER

Suite 203 (805) 495-7595 Monday, 9 AM - 4 PM  
Child care information and assistance; free referrals to licensed child care; training and technical assistance for child care providers; subsidized child care for income-eligible families; toy and resource lending library; Head Start Program.

\*COMMISSION ON HUMAN CONCERNS

Suite 203 (805) 656-5755 Tuesday, 1 PM - 3 PM  
Provides U.S. Department of Agriculture Commodities to needy families.

CONEJO FREE CLINIC

Suite 211 (805) 497-3575 Services by Appointment Monday thru Friday  
Medical and legal services for those who cannot afford private care; medical clinics; WIC screening; clinics in immunization, podiatry; legal clinics and family law classes.



**\*CONEJO VALLEY SENIOR CONCERNS**

**Senior Services Advisors**

Suite 211 (805) 495-5688 **Monday, Wednesday, Friday, 9 AM - Noon**  
No fee information, referral and case management to seniors and families for individual problems dealing with housing, health care, insurance guidelines, benefit information, residential care, emergency assistance, utility discounts or adult protective services.

**CONEJO YOUTH EMPLOYMENT SERVICE**

Suite 207 (805) 496-6868 **Monday thru Friday, 9 AM - 5 PM**  
Free job search assistance and placement for youth ages 13 - 25; including employment counseling and pre-employment skills training workshops.

**CONSUMER CREDIT COUNSELORS**

Suite 211 (805) 644-1500 **Tuesday and Thursday, 9 AM - 2 PM**  
Free debt counseling and budget lessons; alternative to bankruptcy.

**CORRECTIONS SERVICES AGENCY**

**Probation-Youth Services**

Suite 205 & 206 (805) 494-8288/9 **Monday thru Friday, 8 AM - 5 PM**  
Diversion programs for area youth who have been arrested for minor crimes; information, referrals, resources to parents, youth and schools regarding criminal justice system.

**EMPLOYMENT DEVELOPMENT DEPARTMENT**

Suite 208 & 209 (805) 379-9681 **Monday thru Friday, 8:30 AM - 4:30 PM**  
State of California Job Service placement services; matching applicants with job orders placed by employers; job order board; applications for State Disability Insurance.

**HOSPICE OF THE CONEJO**

Suite 204 (805) 495-2145 **Monday thru Friday, 9 AM - 4 PM**  
Services to the terminally ill, their families and the bereaved through nursing assistance, volunteer support and bereavement counseling; special services to youth; community education.

**\*INTERFACE: CHILDREN & FAMILY SERVICES**

Suite 103 & 102 (805) 647-7855, 529-0975, 496-1994 **24-hour crisis lines**  
Provides shelter, crisis intervention, counseling, treatment and education services to abused children, troubled individuals and families in crisis; 24-hour information and referral; shelters for battered women, runaway and homeless youth.

**JEWISH FEDERATION COUNCIL**

Suite 201 (805) 496-2649 **Phone for appointment**  
Central planning, coordinating and fund raising organization for Jewish Social Services.

**LONG TERM CARE OMBUDSMAN PROGRAM**

Suite 215 (805) 373-7371 **Monday, 1 PM - 4 PM**  
Advocates for the frail elderly in long term care facilities; receive and investigate complaints by or on behalf of residents concerning welfare, rights and quality of care; pre-placement counseling.



\*LUTHERAN SOCIAL SERVICES

Suite 215 (805) 497-6207 Monday thru Friday, hours vary. Phone for appt.  
Individual and family counseling on appointment by qualified therapists on  
sliding scale basis. Emergency Assistance Program for eligible applicants.

\*MANY MANSIONS

Suite 219 (805) 497-0344 Monday thru Friday, 9 AM - 1 PM  
Providers of housing for low-income Conejo Valley families.

\*PUBLIC SOCIAL SERVICES

Suite 215 (805) 494-1009 Wednesday, 9 AM - Noon  
Applications taken for aid to families with dependent children (AFDC), food  
stamps, general relief.

Suite 219 (805) 494-1009 Wednesday, 9 AM - Noon  
Medi-Cal.

SENIOR CARE CONSULTANTS

Suite 203 (805) 495-9693 Tuesday and Wednesday, 1 PM to 5 PM  
Case management and protective services for the frail elderly.

\*SENIOR HOME SHARING

Suite 219 (805) 496-7864 Tuesday, 10 AM - Noon  
Matches seniors with seniors and others to provide shared housing.

SOCIAL SECURITY ADMINISTRATION

Suite 104 (805) 379-3427 Monday thru Friday, 9 AM to 4:30 PM  
Administer retirement, survivor, and disability insurance benefits;  
supplemental security income payments.

TREASURE OAKS THRIFT SHOP

Conejo Valley Senior Concerns  
Suite 101 (805) 373-0504 Monday thru Friday, 9:30 AM to 5:30 PM  
Thrift shop; revenue benefits Conejo Valley Senior Concerns.

WELLNESS COMMUNITY

Suite 214 (805) 494-6406 Monday thru Friday, 10 AM to 4 PM  
A free program of hope, learning and friendship for people with cancer.

\* Provide housing assistance, emergency shelter, food and clothing.

c:lise\human.ser





## Appendix E: Fee Schedules



CITY COUNCIL

CHARLES BELBA  
HAROLD S. CROYTS  
ROBERT T. HARGRAVE  
PETER J. ROSSICK  
CHUCK TAYLOR



CITY OF LOMITA

ADMINISTRATION

WALKER J. RITTER  
CITY ADMINISTRATOR

DAWN TOMITA  
CITY CLERK

June 26, 1991

DAVID H. ANDERSON  
DIRECTOR  
AGOURA HILLS PLANNING  
30101 AGOURA CT., #102  
AGOURA HILLS CA 91301

Dear Fellow Planner:

Thank you for your response to our questionnaire on development impact fees. Attached is a short report summarizing the information we received. Two cities sent their responses too late to be included. A copy of those responses are attached for your information.

I am sure that the survey does not reveal any earthshaking information. However, it may initiate some worthwhile exchange of information between city staffs. In conducting the survey, I sensed some uncertainty about the nature of impact fees. If you would like more information about the topic, try to get a copy of American Planning Associations's P.A.S. Report No. 408, "The Calculation of Proportionate-Share Impact fees". I have included a copy of a table from that report so you can compare your city with a national study done in 1987-88.

Our developer-resident who initiated the survey complimented all the staff from the various cities that he surveyed to check our information. He stated at a City Council meeting that he was treated very politely and that the staff were particularly eager to be helpful.

If there are questions about the survey or if you want to get in touch with a person from another city who filled out the questionnaire, please call me.

Sincerely,

RICHARD KAWASAKI  
CITY PLANNER

Enclosures

TA-E-1



## A COMPARISON OF DEVELOPMENT IMPACT FEES

### BACKGROUND

Early this year a developer with a tentative tract map approved for 9 single family lots, objected to the parkland fee amount required by the City of Lomita. In addition, other issues were raised relative to the application of the fee requirement to tract maps only and to the 3 acre per 1000 population goal for parkland in the City. In response, the City Council directed staff to do a comparison study of other cities with parkland fees, and Council also requested that staff gather information about development impact fees in other cities.

As referenced in this study, development impact fees are exacted to cover or partially cover costs to a city relative to infrastructure repairs, maintenance and/or improvements. These may be road repairs, traffic signal improvements, water main upgrade, etc., which are not part of the improvements required as a condition of a zoning or subdivision approval. The addition of a residence is judged to have some general impact on the city-wide service systems and a fee, usually derived in a proportionate formula, is required to offset the resultant costs to the city.

### THE SURVEY

A questionnaire was sent to 42 cities reported in a California Office and Planning Research document as having a requirement for parkland fees relative to residential development. The 42 cities selected are located in Los Angeles and Orange Counties.

A copy of the questionnaire is attached. It was kept simple to keep staff worktime at the responding cities to a minimum. A request was made to attach supporting documents, i.e., ordinances, resolutions or worksheets. Follow-up phone calls were made to cities which had not responded after several weeks.

Thirty-four cities responded to the survey. One city, La Palma, has no development impact fees. The responding cities ranged from Palmdale on the north to San Clemente on the south and from Agoura Hills on the west to Claremont on the east. The cities appear to be almost equally divided among those cities which are still developing at a fairly rapid rate, those which were substantially developed in the last 20-25 years and those where recent development is mostly infill or replacement. In population the cities range from Rolling Hills (1,871) to Huntington Park (181,519).



## THE RESPONSES

As expected, residential development in almost all the cities is subject to a school impact fee ranging from \$1.50 to \$1.58 per square foot of habitable space. Twenty-four of the participating cities have sewer fees in excess of the cost of inspections. Much of these fees, usually administered by sanitation or sewer districts, goes toward capital improvement of the sewer systems. There are three cities which collect city sewer fees in addition to district fees.

Only six cities in the survey have general development impact fees. The great majority of the cities have fees specific to the part of the city service system needing upgrades, i.e., sewer, road, drainage, etc. On the other hand, the cities with the general development impact fees also have impact fees for specific service needs.

Twelve cities collect fees to offset water facility improvements. About half of these are cities with older urban development and aging water facilities. The other cities are relatively new cities. The purpose of the fees collected in these latter cities cannot be so easily speculated as in the case of the former cities.

Nine cities have a road or traffic impact fee. Seven of these are in Orange County. Most of the road fees are earmarked for freeway construction or improvements. This is to be expected in areas where rapid urbanization outstripped the state's ability to make freeway improvements. The two Los Angeles County cities with road fees, Palmdale and Agoura Hills, are also recent high growth areas.

Culver City and Rancho Palos Verdes collect fees to provide art in public places. Agoura Hills requires an aesthetic review but does not have an in-lieu fee schedule to provide off-site art.

A number of cities require fees for drainage control. Some are foothill towns and others are in low-lying areas with a history of poor drainage.

Several cities have fees to underground utilities. One has a beach parking impact fee. Rancho Palos Verdes has an environmental excise tax to defray ecological and environmental costs of development. The city is a coastal city with a substantial amount of open space resources and areas where special attention is given to geological concerns.





## PARK FEES

As stated before, the main purpose of this survey was to compare park fees. There were four cities which reported they had no parkland fees even though this fee was the initial criterion for inclusion in this survey. Fifteen cities responded that a set fee was required per unit or bedroom.

The remaining fourteen cities use a formula to determine the fee. The basic Quimby Act-type ordinance uses a parkland goal in acres per 1000 population, a dwelling unit density in persons per dwelling unit, the number of dwelling units and a land value. One of the fourteen cities does not use any of these elements and therefore was not regarded to have a Quimby Act parkland ordinance. Many Quimby ordinances were adopted with a table in which much of the math has been worked out to indicate the number of square feet of parkland dedication required per dwelling unit. To determine the fee for a development, the number of dwellings and the land value are entered in the formula.

Almost all cities require a parkland dedication or fee for parcel map approval. In fact, many cities require park fees on permits for single family homes even though there is no subdivision map.

Only two cities use a parkland goal less than the suggested state standard of 3 acres per 1000 population. Of the 14 cities with a Quimby Ordinance, seven use the state recommended parkland goal and six use a higher standard ranging from 4 to 10 acres per 1000 population. All the Quimby ordinances use a fair market value of land as part of the fee calculation.

No information was received about the setting of fees by cities not using a Quimby Act formula except that Palmdale conducts a study every few years to determine the cost of developing an acre of park. The fee is related to development costs, tied to the cost of living index and adjusted yearly until a new study is done. Their current cost estimate is \$147,000 per acre of park. It is assumed that land acquisition is included in this cost. To make use of this estimate, one must take into account relative land costs.

C:cprsnfe.bgi



TABLE 1  
ESTIMATED SINGLE FAMILY DEVELOPMENT  
FEES FOR SELECTED CITIES

- a. UNDERGROUND UTILITY  
b. HILLSIDE UTILITY  
c. PER CUBIC FT OF DRAINAGE  
d. ART IN PUBLIC PLACES  
e. DRAINAGE  
f. EARTHQUAKE MONITORS  
g. ENVIRONMENTAL EXCISE TAX  
h. BEACH PARKING  
i. TRANSPORTATION CORRIDOR

CITY NAME	SCHOOLS	WATER	POLICE	FIRE	SEWERS	TRAFFIC & PARKS ROADS	DEV.	OTHER	OTHER	TOTAL
AGOURA HILLS	3750					2440	2357			8547
ANAHEIM	3900				2280		4019			10199
BALDWIN PARK	3900				910		0	1000		5810
BREA	DID NOT RESPOND						DID NOT RESPOND			0
CARSON	3950				1020		5286			10256
CLAREMONT	3975			500	500	CITY		12000	a	26656 to
					940	DISTRICT		2510	b	29166
COMPTON	3950	650			1000		2500			8100
COSTA MESA	3750	600				7348	1545			13243
CUDAHY	3950				1000		3839			8789
CULVER CITY	3750				2034		4125	1750	d	11659
CYPRESS	3950				2280	1175	4590	715	e	12722 to
						to 2500		12	f	14047
DUARTE	3950				990		3427			8367
FOUNTAIN VALLEY	3750	600			350		2250	2750	e	9700
GARDEN GROVE	3750	950					1200	6500	400 e	12800 to
								to 1400		13800
HERMOSA BEACH	3900			1250	1060		4290			10500



TABLE 1  
ESTIMATED SINGLE FAMILY DEVELOPMENT  
FEES FOR SELECTED CITIES

- a. UNDERGROUND UTILITY
- b. HILLSIDE UTILITY
- c. PER CUBIC FT OF DRAINAGE
- d. ART IN PUBLIC PLACES
- e. DRAINAGE
- f. EARTHQUAKE MONITORS
- g. ENVIRONMENTAL EXCISE TAX
- h. BEACH PARKING
- i. TRANSPORTATION CORRIDOR

CITY NAME	SCHOOLS	WATER	POLICE	FIRE	SEWERS	TRAFFIC & PARKS ROADS	DEV.	OTHER	OTHER	TOTAL
HIDDEN HILLS	DID NOT RESPOND					DID NOT RESPOND				0
HUNTINGTON BEACH	3950	60			2280	750 3120		786 e to 1000		10946 to 11160
LA PALMA	0									0
LA VERNE	0	957		360				350 e 350 a		2017
LAGUNA BEACH	DID NOT RESPOND					DID NOT RESPOND				0
LAKEWOOD	0				90 CITY 950 DISTRICT	3427				4467
LOS ALAMITOS	3900					3125				7025
LOS ANGELES	DID NOT RESPOND					DID NOT RESPOND				0
MANHATTAN BEACH	0				1060	1400				2460
MISSION VIEJO	3950					3266 6500				13716
NEWPORT BEACH	3750				2280	1432 6894	525	2185 i to 2822		17066 to 17703
NORWALK	3950				1020	1715		12250 d		18935
PALMDALE	0			468	1100	990 2864		1093 e to 3121		6515 to 8543
PARAMOUNT	3900	186			200 CITY 1020 DISTRICT	1250				6556





TABLE 1  
ESTIMATED SINGLE FAMILY DEVELOPMENT  
FEES FOR SELECTED CITIES

- a. UNDERGROUND UTILITY
- b. HILLSIDE UTILITY
- c. PER CUBIC FT OF DRAINAGE
- d. ART IN PUBLIC PLACES
- e. DRAINAGE
- f. EARTHQUAKE MONITORS
- g. ENVIRONMENTAL EXCISE TAX
- h. BEACH PARKING
- i. TRANSPORTATION CORRIDOR

CITY NAME	SCHOOLS	WATER	POLICE	FIRE	SEWERS	TRAFFIC & PARKS ROADS	DEV.	OTHER	OTHER	TOTAL
PICO RIVERA	DID NOT RESPOND					DID NOT RESPOND				0
PLACENTIA	3750				263	789	4978	584 e		10364 to
								to 943		10723
RANCHO PALOS VERDES	3750				1040		5600	1387 g		15277
								3500 d		
ROLLING HILLS	3750				1040					4790
ROLLING HILLS ESTATE	3750				1040		3875	500		9165
SAN CLEMENTE	3950	341	420	415	2090	4275	400	1500 h		13391 to
					to 5962	to 8361				21349
SAN DIMAS	3750						2292			6042
SAN FERNANDO	3950	925			1300		749			6924
SANTA MONICA	3900	505			1313		200	1000		6918 to
		to 1680								8093
SIGNAL HILL	DID NOT RESPOND					DID NOT RESPOND				0
TEMPLE CITY	DID NOT RESPOND					DID NOT RESPOND				0
WEST COVINA	DID NOT RESPOND					DID NOT RESPOND				0
WESTMINSTER	3750	825					750			5325
LOMITA	3950	1750			1040		4080	1000		12120
							300			



T A B L E 2

## PARKLAND FEES

CITY NAME	QUIMBY OR SET FEE	APPLIED TO PARCEL MAP	PARK ACRES/ 1000	DWELLING UNIT DENSITY	FAIR MKT. VALUE
Agoura Hills	Quimby	yes	3	3.7	yes
Anaheim	Fee	yes	--	--	--
Baldwin Park	No fee	--	--	--	--
Carson	Quimby	yes	4	3.7	yes
Claremont	Fee	yes	--	--	--
Compton	Not Quimby	No	--	--	yes
Costa Mesa	Fee	yes	--	--	--
Cudahy	Quimby	yes	3	--	yes
Culver City	Quimby	yes	3	2.75	yes
Cypress	Quimby	yes	3	3.06	yes
Duarte	Quimby	yes	2.5	3.1	yes
Fountain Valley	Fee	yes	--	--	--
Garden Grove	Fee	yes	--	--	--
Hermosa Beach	Fee	yes	--	--	--
Huntington Beach	Fee	--	--	--	--
La Palma	No fee	--	--	--	--
La Verne	No fee	--	--	--	--
Lakewood	Quimby	yes	4	2.9	yes
Los Alamitos	Fee	yes	--	--	--



# T A B L E 2

## PARKLAND FEES

CITY NAME	QUIMBY OR SET FEE	APPLIED TO PARCEL MAP	PARK ACRES/ 1000	DWELLING UNIT DENSITY	FAIR MKT. VALUE
Manhattan Beach	Fee	yes	--	--	--
Mission Viejo	Quimby	yes	5	2.59	yes
Newport Beach	Fee	--	--	--	--
Norwalk	Quimby	yes	3	--	yes
Palmdale	Fee	yes	--	--	--
Paramount	Fee	yes	2	--	--
Placentia	Fee	yes	--	--	--
Rancho Palos Verdes	Quimby	yes	4	2.8	yes
Rolling Hills	No fee	--	--	--	--
Rolling Hills Est.	Quimby	yes	4	3.1	yes
San Clemente	Fee	yes	--	--	--
San Dimas	Quimby	no	10	3.2	yes
San Fernando	Quimby	yes	3	3.5	yes
Santa Monica	Fee	yes	--	--	--
Westminster	Fee	yes	--	--	--
Lomita	Quimby	no	3	2.72	yes



## A P P E N D I X

The following tables were developed from the survey responses. Table 1 includes assumptions about the single family house for which the fees are calculated. Many of the fees are set fees per unit but many other fees rely on information like square footage. The assumptions are that the house is 2500 square feet, 4 bedrooms, valued at \$175,000, in a 7 lot subdivision which divided 1 acre of land and which is appraised at \$500,000. These assumptions were made only to test the fee formulas relative to one another. The fees derived do not necessarily depict a real life situation.

Table 2 shows more detailed information about the responses on park fees. It was intended to reveal how cities apply the Quimby Act. Those cities indicating that a set fee was applied were not requested to submit supporting ordinances in the follow-up. The adopting ordinances may contain elements from the Quimby Act.





CITY OF \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ TELEPHONE \_\_\_\_\_

DEVELOPMENT IMPACT FEES FOR SINGLE FAMILY SUBDIVISIONS

Please indicate per unit fee in spaces provided or attach formula.

SCHOOLS \_\_\_\_\_

WATER \_\_\_\_\_

POLICE \_\_\_\_\_

FIRE \_\_\_\_\_

SEWER \_\_\_\_\_

ROAD \_\_\_\_\_

PARK \_\_\_\_\_

STREET TREES \_\_\_\_\_

OTHER (PLEASE SPECIFY)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

D#20.43



TABLE 3. NATIONAL AVERAGES FOR  
IMPACT FEES BY TYPE

Type of Impact Fee	Single-Family Home, Per Unit	General Industry Per 1,000 Square Feet	General Office	General Retail
Road				
Low	\$ 130	\$ 18	\$ 18	\$ 54
High	4,271	950	3,589	7,327
Average	946	338	1,139	2,038
Median	804	250	1,000	1,497
Parks				
Low	80	NF	NF	NF
High	562	NF	NF	NF
Average	223	NF	NF	NF
Median	185	NF	NF	NF
Public Facilities				
Low	53	24	60	92
High	329	57	161	167
Average	107	33	82	130
Median	61	28	62	123
Police Protection				
Low	6	14	19	20
High	111	137	142	299
Average	51	49	79	111
Median	48	33	60	88
Fire Protection				
Low	15	6	15	22
High	150	57	98	139
Average	76	29	50	70
Median	62	25	37	39
Library				
Low	21	NF	NF	NF
High	190	NF	NF	NF
Average	90	NF	NF	NF
Median	87	NF	NF	NF
Schools				
Low	135	NF	NF	NF
High	2,096	NF	NF	NF
Average	606	NF	NF	NF
Median	416	NF	NF	NF
Total				
Average	2,100	449	1,350	2,349
Median	1,663	335	1,159	1,747

Note: NF—No Fee

Sources: Arthur D. Little and Co., 1987, and Growth Management Studies, University of Florida, 1988.

calculation procedures. Here it is possible to observe the relationship between impact fees and subdivision dedication requirements. Subdivision dedications are permissible, first, because the improvements dedicated are needed by that development and, second, because such improvements benefit that development. Impact fees must pass the same test of reasonableness. As with dedications, it is vital for communities using impact fees to be able to show that the facilities for which impact fees are to be paid are needed because of development. It must also be shown that the facilities provided by these fees will reasonably benefit or serve the developments paying the fees. With this said, the next chapter will consider how a community can calculate proportionate-share impact fees.



CITY OF Laurena Beach  
CONTACT PERSON Susan Withrow TELEPHONE 714-497-0713

DEVELOPMENT IMPACT FEES FOR SINGLE FAMILY SUBDIVISIONS

Please indicate per unit fee in spaces provided or attach formula.

SCHOOLS	<u>N/A</u>
WATER	<u>N/A</u>
POLICE	<u>N/A</u>
FIRE	<u>N/A</u>
SEWER	<u>\$2500 per DU</u>
ROAD	<u>N/A</u>
PARK	<u>\$ 25.00</u>
STREET TREES	<u>N/A</u>
OTHER (PLEASE SPECIFY)	
<u>Drainage</u>	<u>\$6225 per acre +</u>
<u></u>	<u>12% inflation factor</u>
<u></u>	<u></u>

D#20.43





CITY OF TEMPLE CITY

CONTACT PERSON Corrie Kates TELEPHONE (818) 285-2171

DEVELOPMENT IMPACT FEES FOR SINGLE FAMILY SUBDIVISIONS

Please indicate per unit fee in spaces provided or attach formula.

SCHOOLS \$1.58 sq. ft Res./\$.26 sq. ft Comm

WATER N/A

POLICE N/A

FIRE N/A

SEWER See Attached Worksheet

ROAD N/A

PARK \$500 per dwelling unit

STREET TREES N/A trees may be required  
no fees are required

OTHER (PLEASE SPECIFY)

1. Regular building plan check fees based upon L.A. County fees

2. Zoning fees (see attached)

3. Sanitation District fees based upon L.A. County Sanitation fees

4. Underground Utilities may be required, no fees received, all fees paid directly to utility company.

D#20.43



CITY OF TEMPLE CITY  
SEWER RECONSTRUCTION ORDINANCE

Building \_\_\_\_\_  
Address \_\_\_\_\_

Mail Address \_\_\_\_\_ Telephone \_\_\_\_\_

Lot Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Use of Building: \_\_\_\_\_

The peak rate of flow to the sanitary sewer from a building containing mixed occupancies shall be determined by adding the peak rate of flow of the various occupancies.

Occupancies	No. of Units	Type	Peak Flow Per Unit	Peak Rate of Flow
Apartments and Dwellings		Dwelling Units	600 GPD	
Assembly Areas		Persons	15 "	
Bars & Cocktail Lounges		Seats	60 "	
Hospitals		Beds	1500 "	
Laundry		Machines	225 "	
Motels		Units	600 "	
Offices		1000 Sq. Ft.	600 "	
Restaurants		Seats	150 "	
Stands or Drive-Ins		1000 Sq. Ft.	900 "	
Stores		1000 Sq. Ft.	300 "	

SEWER RECONSTRUCTION FORMULA

- |  |                    |
|--|--------------------|
| 1) (units) 600 = n1                                  | 3) n1 - n2 = n3    |
| 2) $\frac{\text{Lot Size}}{5,000} \times (600) = n2$ | 4) $(.40) n3 = n4$ |

- |    |          |
|----|----------|
| 1. | _____    |
| 2. | _____    |
| 3. | _____    |
| 4. | _____    |
|    | \$ _____ |

- 1) Total Peak Rate of Flow G.P.D.  
2) Less Credit @ 600 G.P.D./5000 Sq. Ft. of Lot Area  
3) Total Peak Rate of Flow Subject to Charge  
4) Total Charge @ 40c/G.P.D.

Receipt No. \_\_\_\_\_

I hereby acknowledge that the above information is correct to the best of my knowledge and that I am the legal owner or authorized representative of the above described property.

Community \_\_\_\_\_ Date \_\_\_\_\_  
Development Director

NOT VALID UNLESS SIGNED BY BOTH  
CITY ENGINEER AND CITY TREASURER

\_\_\_\_\_  
Signature of Applicant

This form should be made in triplicate one copy each to:

1. Applicant
2. City Engineer--Bldg. Dept.
3. City Treasurer



RESOLUTION NO. 83-2159

A RESOLUTION OF THE CITY OF TEMPLE CITY  
ESTABLISHING FEES FOR PLANNING DEPARTMENT  
SERVICES

THE CITY COUNCIL OF THE CITY OF TEMPLE CITY DOES RESOLVE AS  
FOLLOWS:

SECTION 1. Pursuant to Ordinance No. 78-472 the following fees  
are hereby established for the Planning Department:

Conditional Use Permit	\$300
Zone Variance: Multiple Residential & Commercial	\$190
Single Family Residential	\$100
Zone Change	\$335
Minor Zoning Modification	\$ 35
Zone Variance & Conditional Use Permit (if application made at same time)	\$405
Zone Variance or Conditional Use Permit & lot split (if application made at same time)	\$440
All appeals (except appeal of Modification)	\$ 70
Modification of conditional Use Permit or Zone Variance	\$120
Appeal of Modification	\$ 35
Lot Combination	\$ 80
Minor Lot Line Adjustment	\$155
Environmental Impact Report	(Res. 82-2042)
Residential Planned Development: Provisional Plan	\$335
Precise Plan	\$260
Stock Cooperative (conversion or new development)	\$300
<u>Subdivision Fees</u>	
Tentative Parcel Map	\$335 plus \$350 deposit
Final Parcel Map	Fees payable to County as charged by County
Tentative Tract Map	\$475 plus \$500 deposit
Final Tract Map	Fees Payable to County as charged by County
General Plan Amendment	\$335







## PLANNING DIVISION PERMIT FEE SCHEDULE

FEES EFFECTIVE MAY 28, 1990

### ADMINISTRATIVE PERMITS

GENERAL	FEE
CBD Design Review.....	\$978.00
Certificate of Compliance.....	478.00
Development Design Review.....	2597.00
Home Occupation Permit.....	46.00
Minor Modification.....	478.00
Pre-application.....	1141.00
Temporary Use Permit (TUP).....	46.00
Zone Clearance.....	46.00

### RESIDENTIAL

Mobile Home Review.....	\$478.00
Residential Care Facilities.....	478.00
Second Unit Review.....	478.00

### COASTAL

Administrative Modification.....	\$478.00
Development Review.....	2597.00
Emergency.....	478.00

### MAPS

Lot Merger.....	\$1293.00
Lot Line Adjustment.....	1097.00

### ENVIRONMENTAL FEES

Mitigated Negative Declaration.....	\$7606.00
Environmental Determination.....	761.00
Environmental Impact Report.....	cost determined by scope of project (per City Council Resolution No. 5822)
Mitigation Monitoring Review.....	3260.00

### APPEALS

Environmental Determinations.....	\$402.00
Alcoholic Beverage Control(ABC) Protests.....	\$402.00
Administrative Permits.....	1/2 of original filing fee, payable to the Planning Division
Planning Commission Decision.....	1/2 of original filing fee, payable to the City Clerk

### FINE PRINT

1. Make checks payable to the CITY OF OXNARD.
2. Please contact the Oxnard Planning Division at (805)984-4658 to verify the amount and type of fees required.
3. Pre-application fees may be credited toward the cost of other permits submitted.
4. Except as noted, processing fees are established by City Council Resolution No. 9901.

- \* New fee established for review of initial development phasing proposal. Review of each additional phase requires another \$35.00 charge per phase.
- \* \* Amount of deposit established by City Ordinances No. 1633 and No. 1836.

### DISCRETIONARY PERMITS

GENERAL	FEE
Development Agreement.....	\$684.00
Development Plan.....	2597.00
General Plan Amendment.....	6834.00
General Plan Consistency.....	978.00
Major Modification.....	2162.00
Planned Development (PD)	
Commercial or Industrial.....	3455.00
Residential.....	2206.00
Special Use Permit (SUP)	
Commercial or Industrial.....	3455.00
Residential.....	2206.00
Specific Plan Review.....	2597.00
Zone Change.....	4509.00
Zone Variance.....	1108.00

### COASTAL

Coastal Development Permits	
Commercial or Industrial.....	\$3455.00
Residential.....	2206.00
Variance.....	1108.00
Coastal Plan Amendment.....	6834.00
Coastal Plan Consistency.....	978.00

### MAPS

Final Map.....	\$1347.00
Parcel Map Waiver.....	1097.00
Tentative Map.....	3053.00
Vesting Tentative Map.....	4400.00

### MISCELLANEOUS FEES

Building Permit Application/Plan Review	
<b>Ministerial Permits</b>	
Minor Alteration.....	\$43.00
Major Alteration.....	108.00
<b>Discretionary Permits</b>	
Commercial/Industrial Structures.....	475.00
Residential Subdivisions.....	713.00
Phasing Review*.....	105.00
Standard Form Letter.....	63.00
TUP Security Deposit**.....	250.00





## CITY OF WESTLAKE VILLAGE PERMIT APPLICATION FEES

### ENVIRONMENTAL FEES

Initial Study	\$150.00
Negative Declaration with Conditions	\$35.00/hour
Minor Environmental Impact Report (EIR)* (Plus \$290 for each factor identified as having a potential significant effect in the initial study.)	\$974.00
Major Environmental Impact Report (EIR)* (Plus \$290 for each factor identified as having a potential significant effect in the initial study.)	\$2,152.00

\*For the purpose of fee determination, an Environmental Impact Report shall be considered major as opposed to minor where the initial study discloses more than three factors indicating a possible significant effect on the environment.

### SUBDIVISION FEES

Tentative Tract Plus \$60/lots 1 - 25 Plus \$30/lots 26 - 50 Plus \$12/lots 51 +  Time Extension	\$1,850.00     \$400.00
Minor Land Division  Time Extension	\$1,652.00  \$200.00
Revisions 1/4 of the fee that would be charged if the revision was filed as an original request (major revisions), or \$100 for minor revisions	
Certificate of Compliance (Maximum of 4 lots or \$25 where a Notice of Intent to File a Notice of Violation is filed on property.)	\$250.00
Lot Line Adjustment	\$250.00
Parcel Map Waiver (Plus \$5.00 for each lot.)	\$50.00



## **ZONING FEES**

Conditional Use Permit	\$1,081.00
Planned Development Permit	\$1,081.00
Specific Plan (Plus \$5.00 per acre.)	\$1,081.00
Variance	\$1,081.00
Plot Plan Review	\$300.00
Revision	\$200.00
Zone Change	\$1,426.00
General Plan Amendment	\$1,426.00
Environmental Documentation (Cost to be divided equally among applicants involved in the Plan Amendment)	\$3,600.00
Temporary Use Permit	\$150.00
Development Agreement	\$1,081.00
Sign Permit	\$35.00
Sign Program	\$70.00
Sign Modification	\$150.00
Oak Tree Permit	\$50.00 - \$250.00
Time Extension	\$400.00



## CITY OF SIMI VALLEY - SUMMARY OF SERVICE CHARGES

	Current Fee Expires 3/31/91	Fee Effective 4/1/91-8/31/91	Fee Effective 9/1/91
<b>CURRENT PLANNING</b>			
<b>Pre-Application/Preliminary Review:**</b>			
Staff-approved Land Divisions.....	\$ 695.00	\$ 276.00	\$ 300.00
Less than one acre.....	\$ 695.00	\$ 368.00	\$ 400.00
One acre up to 5 acres.....	\$ 695.00	\$ 552.00	\$ 600.00
In excess of 5 acres/General Plan Amendment Pre-Screening.	\$ 695.00	\$ 764.00	\$ 830.00
<b>Planned/Cluster Development Permit -</b>			
Residential (including Mobile Home Parks)*.....	\$2,431.00 + \$5.00/Unit	\$2,130.00 + \$5.00/Unit	\$2,314.00 + \$5.00/Unit
<b>Planned Development Permit - Commercial/</b>			
Industrial*.....	\$2,431.00	\$2,130.00	\$2,314.00
Tentative Tract Map*.....	\$1,658.00 + \$5.00/Lot	\$1,452.00 + \$5.00/Lot	\$1,578.00 + \$5.00/Lot
Vested Tentative Tract Map*.....	\$2,086.00 + \$5.00/Lot	\$1,827.00 + \$5.00/Lot	\$1,986.00 + \$5.00/Lot
Land Division*.....	\$1,376.00	\$1,205.00	\$1,310.00
<b>Lot Line Adjustment/Lot Merger/</b>			
Certificate of Compliance*.....	\$ 410.00	\$ 359.00	\$ 390.00
Zone Change*.....	\$1,287.00	\$1,127.00	\$1,226.00
Annexation/Reorganization*.....	\$1,438.00	\$1,260.00	\$1,370.00
<b>Special Use Permit:</b>			
Animal Keeping*.....	\$ 386.00	\$ 338.00	\$ 368.00
All Others*.....	\$1,872.00	\$1,640.00	\$1,782.00
<b>Modification:</b>			
Tentative Tract Map*.....	\$1,658.00	\$1,452.00	\$1,578.00
Planned/Cluster Development and Special Use Permit*.....	\$1,486.00	\$1,302.00	\$1,414.00
Conceptual Grading Permit*.....	\$1,403.00	\$1,228.00	\$1,334.00
Adjustment - Planned/Cluster Development and Special Use Permit.....	\$ 166.00	\$ 183.00	\$ 199.00
Variance*.....	\$1,432.00	\$1,256.00	\$1,365.00
Zone Clearance/Temporary Use Permit.....	\$ 16.00	\$ 17.00	\$ 19.00
Time Extension*.....	\$1,004.00 + \$5.00/Unit	\$ 880.00 + \$5.00/Unit	\$ 957.00 + \$5.00/Unit
Appeal of Administrative Decision*.....	\$ 761.00	\$ 665.00	\$ 722.00
Appeal of Planning Commission Decision*.....	\$1,272.00	\$1,114.00	\$1,210.00
Development Agreement*.....	\$5,010.00 + \$5.00/Unit	\$4,317.00 + \$5.00/Unit	\$4,692.00 + \$5.00/Unit
Development Agreement Amendment*.....	New Listing	\$1,079.00 + \$5.00/Unit	\$1,173.00 + \$5.00/Unit
<b>Specific Plan/Specific</b>			
Plan Amendment*.....	\$4,975.00 + \$5.00/Unit (Resid) or \$5.00/Acre (Comm/Ind)	\$4,352.00 + \$5.00/Unit (Resid) or \$5.00/Acre (Comm/Ind)	\$4,730.00 + \$5.00/Unit (Resid) or \$5.00/Acre (Comm/Ind)
Civic Center Permit*.....	\$1,887.00	\$1,654.00	\$1,798.00
Sign Permit (Permanent or Temporary or Face Change).....	\$ 11.00	\$ 12.00	\$ 13.00
Sign Permit Program (3 or more signs).....	\$ 22.00	\$ 24.00	\$ 26.00
Sign Variance*.....	\$ 333.00	\$ 294.00	\$ 319.00
<b>Amusement Device Permit:</b>			
Application.....	\$ 73.00	\$ 80.00	\$ 87.00
Renewal.....	\$ 24.00	\$ 27.00	\$ 29.00

\* Initial filing deposit for planning fees; the actual charge may vary depending on the amount of time actually required to process the application or permit. Pursuant to City Council authorization, in the event that actual costs exceed the filing fee deposit, the total charge may be adjusted to a maximum of 120% of the deposit amount. Refunds will be processed to the applicant in the event that actual costs are less than the deposit amount.

\*\* Any applicant who files a Pre-Application for a project and subsequently files a formal entitlement application for the same project is entitled to a credit of 25% of the Pre-Application cost for each subsequent entitlement application submitted.





# ATTACHMENT "A"

## CITY OF MOORPARK LAND DEVELOPMENT PROCESSING SCHEDULE Revised, January 1, 1991

PERMIT TYPE	FEE DEPOSIT *
1. <u>Planned Development</u>	
a. Mobile Home Park	\$1,570 (base) + \$7.8 per pad
b. Residential**	\$1,570 (base) + \$7.8
2. <u>Commercial Planned Development</u>	\$1,727
3. <u>Industrial Planned Development</u>	\$1,884
4. <u>Conditional Use &amp; Open Space Use Permit</u>	
a. Residential and accessory uses thereto	\$1,256
b. Agricultural and accessory uses thereto	\$1,727
c. Commercial/Industrial/Institutional uses	\$2,197
d. Oil Drilling and Production	\$2,986
e. Quarries and Mining**	\$4,709
f. Waste Disposal/Treatment	\$4,709
<u>Zone Change***</u>	\$1,962

Final cost of processing will be computed upon actual time expended, (based upon the established hourly rates). If final cost is less than the deposit fee received, the unused portion of the deposit fee shall be refunded to the applicant. If final cost is more than the deposit fee received, the balance shall be payable by the applicant up to 75% of original deposit. If the cost of processing is expected to be more than the original deposit, plus 75% of said deposit, the City council may approve the collection of an additional deposit as they deem appropriate.

If a Residential Planned Development application is filed concurrently with a Tentative Tract Map, the deposit fee for the Residential Planned Development permit shall be reduced by 50%.

On any Zone Change application filed concurrently with a Tentative Tract Map and/or Residential Planned Development permit, the deposit fee for the zone change shall be reduced by 50%.



# CITY OF MOORPARK LAND DEVELOPMENT PROCESSING DEPOSIT SCHEDULE

PERMIT TYPE	FEE DEPOSIT *
14. <u>Violation Penalty</u> *****	100% of current deposit fee, not to exceed \$785 **** (non-refundable)
15. <u>Environmental Impact Reports</u>	
a. Environmental Impact Report*****	\$3,139
b. Environmental Impact Report Supplement**	\$1,570
c. Special Consultants	Total prepayment of consultant's estimated cost, or acceptable bond. **** (non-refundable)
16. <u>Land Conservation Act Contract - Agricultural Preserves</u>	
a. Applications	\$1,256
b. Cancellation	\$1,256
c. Portion Non-Renewable	\$1,256
17. <u>Sign Permit</u>	\$31.40
18. <u>Landscape Plan Review &amp; Inspection</u> *****	\$545
19. <u>General Plan Amendments</u> *****	\$1,570 (base) + \$7.85 per acre
20. <u>Planned Community</u> *****	\$1,570 (base) + \$15.70 per acre
21. <u>Condition Compliance Review</u>	100% of original filing fee

\*\* A non-refundable fee is a one time fee of a specified amount (flat fee), intended to account for the average cost of processing. Flat Fees cannot be refunded should the application be withdrawn.

\*\* In addition to deposit fee.

\*\*\*\* Final cost of processing will be computed upon actual time expended (based on established hourly rates). If final cost is less than the deposit fee received, the unused portion of the deposit fee shall be refunded to the applicant. If final cost is more than the deposit fee received, the balance shall be payable by the applicant.



EXHIBIT "A"

City of Thousand Oaks

USER FEES

<u>Fee Title</u>	<u>Fee #</u>	<u>Amount</u>
<u>City Clerk's Department</u>		
Agendas	CK-1	\$ No Charge*
Minutes	CK-2	25.00 + copying costs
Research	CK-3	50.00 + copying costs
Microfilm Reproduction	CK-4	5.00 + copying costs
Document Certification & Copying	CK-5	15.00 + copying costs
Tape Copying	CK-6	25.00
Parade Permit	CK-7	200.00**
Municipal Code	CK-8	125.00
Passports	CK-9	43.00 Adult; 28.00 Minor
Marriage License	CK-10	31.00
Block Party Permit	CK-11	25.00
<u>Finance Department</u>		
Non-Sufficient Fds. Returned Cks.	F-1	\$ 10.00 per check
Cameron Center Rental	F-2	75.00*** per event
Janss Pool Rental	F-3	80.00 per event
<u>Law Enforcement Department</u>		
Traffic Accident Report	LE-1	\$ 28.00 per report
False Alarm	LE-2	Free - 1st call per year Free - 2nd call per year 50.00 3rd call per year 100.00 4th call per year 100.00 All additional calls.
Emergency Response Restitution	LE-3	0.54 per minute per officer, not to exceed \$1,000 per accident
<u>Planning &amp; Community Development Department</u>		
Specific Plan	P-1	City costs on a time & materials basis. Staff hourly rates: - Principal Planner \$76.20 - Senior Planner 64.80 - Associate Planner 61.80 - Assistant Planner 43.20 - Planning Technician 37.40 - Administrative Secretary 32.60 Deposit: \$5,000.00
Specific Plan Amendment	P-2	City costs on a time & materials basis. Staff hourly rates: - Principal Planner \$76.20 - Senior Planner 64.80 - Associate Planner 61.80 - Assistant Planner 43.20 - Planning Technician 37.40 - Administrative Secretary 32.60 Deposit: \$1,350.00

\* Current back up materials/reports; 1 to 5 pages - no charge, 5 or more pages - copy charge 6 cent per page.

Agenda back up materials/reports other than current agenda will be charged at time and material costs:

Administrative Clerk - \$32.00/hr.

(First half hour - no charge)

\*\* To be waived for bonafide non-profit organizations.

\*\*\* Weekends only, no charge during weekdays.

RES. NO. 91-86



EXHIBIT "A"

City of Thousand Oaks

USER FEES

Fee Title	Fee #	Amount
<u>Planning &amp; Community Development Department(continued)</u>		
Precise Plan of Design (Custom Homes)	P-27	City costs on a time and materials basis or 120% of contract consultant costs. Staff hourly rates: - Principal Planner \$76.20 - Senior Planner 64.80 - Associate Planner 61.80 - Assistant Planner 43.20 - Planning Technician 37.40 - Administrative Secretary 32.60
Handicap Review for Compliance	P-28	No fee required.
Variance (Not one unit)	P-29	\$ 750.00
Loading Permit	P-30	600.00 - 1 unit 1,150.00 - more than 1 unit
Permit or Variance - Major Modification	P-31	1,000.00
Permit or Variance - Minor Modification, Admin. Application	P-32	250.00
Development Allotment	P-33	1,000.00 + 10.00 per unit
Development Allotment - Refile of Application	P-34	400.00 + 10.00 per unit
Landscape Plan Check	P-35	50.00 Filing fee + time and materials of Plan Check cost. Staff hourly rates: - Principal Planner \$76.20 - Senior Planner 64.80 - Associate Planner 61.80 - Landscape Consultant 50.00 - Assistant Planner 43.20 - Planning Technician 37.40 - Administrative Secretary 32.60
Pre-Application Review	P-36	600.00
Underground Utility Waiver - Other Than Single Family	P-37	250.00 - 1 unit 850.00 - More than 1 unit
Sign Seal Permits	P-38	25.00
Lot Line Adjustments	P-39	250.00
Forestry Master Plan	P-40	20.00





EXHIBIT "A"

City of Thousand Oaks

USER FEES

<u>Fee Title</u>	<u>Fee #</u>	<u>Amount</u>
<u>Utilities Department</u>		
Construction Water Meter	U-1	\$ 50.00
Septic Tank Discharge	U-2	15.00 per 500 gallons
Permit Application - Industrial Waste Discharge - Type I	U-3	100.00
Permit Application - Industrial Waste Discharge - Type II	U-4	450.00
Renewal Application - Industrial Waste Discharge	U-5	25.00
Disconnect/Reconnect Water Service	U-6	25.00 during business hours. 50.00 after business hours.
Water Meter Testing	U-7	45.00 for 3/4" and 1" meters 50.00 for meters greater than 1", plus \$200.00 deposit against outside costs.
Fire Flow Calculation	U-8	125.00
Quitclaims	U-9	145.00
Easements/Legals	U-10	70.00
Backflow Inspection and Testing	U-11	25.00
Plan Checking	U-12	0.03 x project cost Deposit: Based on project size.
Inspections	U-13	0.05 x (first \$100,000 or less of project) 0.03 x (next \$250,000) 0.02 x (amount over \$350,000) Deposit: Based on project size.
Special Agreements	U-14	City costs on a time and materials basis. Staff hourly rates: - Director \$98.00 - Principal Engineer 77.00 - Senior Civil Engineer 71.00 - Assoc. Civil Engineer 61.00 - Principal Engineer Tech. 63.00 - Engineer Tech. 42.00 - Construction Inspector 57.00 - Administrative Secretary 39.00 - Sr. Account Clerk 35.00 - Administrative Clerk 32.00 - Customer Service Represent. 42.00 - Util. Maint. Worker 33.00 - Environ. Prog. Sup. 48.00 - Environ. Prog. Spec. 42.00 - T. P. Operator III 48.00 Deposit: Based on project size.
<u>City-wide</u>		
Copying*	CW-1	\$0.50 for first three pages 0.15 for each additional page
FAX Transmissions	CW-2	\$0.50 per page
Document Retrieval	CW-3	Time and material costs - Administrative Clerk - \$32.00/hr. (First half hour - no charge)

\* Refer to the City Clerk Department for City Council Agenda copy fees.



EXHIBIT "A"

City of Thousand Oaks

USER FEES

Building and Safety Department (continued)

13.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h.....	\$ 33.50
14.	For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750 Btu/h.....	\$ 56.00
15.	For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto.....	\$ 5.00
	NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	
16.	For each air-handling unit over 10,000 cfm.....	\$ 7.50
17.	For each evaporative cooler other than portable type.....	\$ 9.00
18.	For each cooling tower.....	\$ 7.00
19.	For each ventilation fan connected to a single duct.....	\$ 4.00
20.	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit.....	\$ 6.00
21.	For the installation of each commercial hood which is serviced by mechanical exhaust, including the ducts for such hood.....	\$ 30.00
22.	For the installation or relocation of each commercial or industrial type incinerator.....	\$ 45.00
23.	For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code.....	\$ 6.00

PLAN REVIEW FEE

The fee for review of plans to determine compliance with the Mechanical Code shall be 50% of the permit fee as shown in the Schedule of Mechanical Permit Fees adopted by resolution of the City Council.

OTHER FEES

1.	Inspections or plan checking outside of normal business hours (minimum charge = \$22.00/half hour).....	\$ 36.00/hr.
2.	Reinspection fees assessed under provisions of Section 305 (g) (minimum charge = \$22.00/half hour).....	\$ 36.00/hr.
3.	Inspections for which no fee is specifically indicated (minimum charge = \$22.00/half hour).....	\$ 36.00/hr.



EXHIBIT "A"

City of Thousand Oaks

USER FEES

Building and Safety Department (continued)

14. For backflow protective device other than atmospheric-type vacuum breakers:
- |                       |         |
|-----------------------|---------|
| first 5 devices.....  | \$ 5.00 |
| each device over..... | \$ .75  |
15. For each gas piping system of one to four outlets..... \$ 3.00
16. For each gas piping system of five or more outlets, per outlet..... \$ 0.75

PLAN REVIEW FEE

The fee for review of plans to determine compliance with the Plumbing Code shall be 50% of the permit fee as shown in the Schedule of Plumbing Permit Fees adopted by resolution of the City Council.

OTHER FEES

- |   |              |
|---|--------------|
| 1. Inspections or plan checking out of normal business hours<br>(minimum charge = \$22.00/half hour).....   | \$ 36.00/hr. |
| 2. Reinspection fees assessed under provisions of Section 305 (g)<br>(minimum charge = \$22.00/half hour).....  | \$ 36.00/hr. |
| 3. Inspections for which no fee is specifically indicated<br>(minimum charge = \$22.00/half hour).....  | \$ 36.00/hr. |
| 4. Additional plan review required by changes, additions to approved plans<br>or by incomplete plans and/or corrections necessitating additional review<br>of plans beyond the standard process of one recheck<br>(minimum charge = \$22.00/half hour)..... | \$ 36.00/hr. |

SCHEDULE OF ELECTRICAL PERMIT FEES

PERMIT ISSUANCE

- |  |          |
|--|----------|
| 1. For the issuance of each permit.....      | \$ 15.00 |
| 2. For issuing each supplemental permit..... | \$ 4.50  |

SYSTEM FEE SCHEDULE

NEW RESIDENTIAL BUILDINGS AND ADDITIONS

The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.

- |  |         |
|--|---------|
| 1. MULTIFAMILY RESIDENTIAL (Building Code occupancy classification R-1,<br>i.e. - apartments and condominiums), having three or more dwelling units<br>not including the area of garages, carports, per square foot..... | \$ 0.04 |
|--|---------|





EXHIBIT "A"

City of Thousand Oaks

USER FEES

Building and Safety Department (continued)

RECEPTACLE, SWITCH AND LIGHTING OUTLETS

For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters. This schedule may also be used for shell buildings.

First 20, each.....	\$ 0.80
Additional outlets, each.....	\$ 0.50

NOTE: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.

LIGHTING FIXTURES

1. For lighting fixtures, sockets or other lamp-holding devices.

First 20, each.....	\$ 0.80
Additional fixtures, each.....	\$ 0.50
For theatrical-type lighting fixtures or assemblies, each.....	\$ 0.80

2. For parking lot lighting standards up to and including 10 per site.

Each.....	\$ 6.00
Additional standards, each.....	\$ 3.00

RESIDENTIAL APPLIANCES

For installation, alteration or repair of wiring for fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self-contained room, console, or through-wall air conditioners, space heaters, food waster grinders, dishwashers, washing machines, water heaters, clothes dryers.

Each.....	\$ 7.50
-----------	---------

IDLE METERS

The fee for inspection of idle meters prior to re-energizing shall be..... \$ 12.00

POWER APPARATUS

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):

Up to and including 1, each.....	\$ 4.00
Over 1 and not over 10, each.....	\$ 10.00
Over 10 and not over 50, each.....	\$ 20.00
Over 50 and not over 100, each.....	\$ 35.00
Over 100, each.....	\$ 50.00

NOTE:

- For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
- These fees include all switches, circuit breakers, contractors, thermostats, relays and other directly related control equipment.



EXHIBIT "A"

City of Thousand Oaks

USER FEES

Building and Safety Department (continued)

SCHEDULE OF BUILDING PERMIT FEES

PERMIT FEES

The fee for each building permit shall be as set forth below:

BUILDING PERMIT FEES	
1 TOTAL VALUATION	FEE
\$1 to \$500	\$15
\$501 to \$2,000	\$15 for first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$45.00 for first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$252 for first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction hereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,001	\$2,039.50 for the first \$500,000 plus \$3.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional \$1,000 or fraction thereof.

PLAN REVIEW FEES

The fee for review of plans to determine compliance with the Building Code shall be 65% of the permit fee as shown in Building Permit Fees above.

STATE CODE PLAN REVIEW AND INSPECTION FEE

The fee for review of plans and field inspection to determine compliance with building, electrical, plumbing and mechanical code requirements mandated by the State of California, Title 24, the charge per building square foot shall be:

ENERGY CONSERVATION REGULATIONS

Non-Residential Buildings, per sq. ft.....	\$ .05
EXCEPTION: Shell buildings where tenant space uses are yet to be determined, shall be, per sq. ft. ....	\$ .02
Tenant Improvements, per sq. ft. ....	\$ .03
New residential buildings and major remodels on commercial buildings shall be .	\$ .03



RESOLUTION NO. 90- 32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF CAMARILLO AMENDING RESOLUTION NO. 88-146  
RELATING TO "A CHANGE OF OCCUPANTS BUILDING  
INSPECTION FEE"

WHEREAS, it is necessary to inspect the premises when a business changes its location or a new business is established to assure that the premises are in conformance with building and safety codes; and,

WHEREAS, the city presently has established a fee as set forth in City Council Resolution 88-146; and,

WHEREAS, there is need to establish a revised fee schedule to cover the costs of making a change of occupants inspection to provide for situations where small businesses occupy space in other existing business locations.

NOW, THEREFORE, the City Council does resolve as follows:

Section 1

Resolution No. 88-146 is hereby amended to allow for a revised fee schedule to provide an alternate fee for occupancy inspections for businesses occupying floor area within an existing business.

Section 2

The following fees shall be established as an administrative charge for "Change of Occupants Building Inspection Fee" including businesses occupying floor area in existing established businesses:

CHANGE OF OCCUPANT BUILDING INSPECTION FEE

Businesses with two or fewer  
employees and occupying floor  
area in another business space . . . . . \$15.00

All other businesses . . . . . \$38.00

APPROVED AND ADOPTED this 28th day of February , 1990.

  
Mayor

ATTEST:


  
City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on the 28th day of February , 1990, by members of the City Council voting as follows:

AYES: Councilmembers: Bush, Morgan, Smith; Mayor Craven

NOES: Councilmembers: None

ABSENT: Councilmembers: Martin

  
City Clerk

cc: ✓ Planning Dept.  
Finance Dept.

TA-E-40

90-32



RESOLUTION NO. 89-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO ESTABLISHING FEES FOR LAND USE, SUBDIVISIONS, AND OTHER PROCEDURES WITHIN THE PLANNING DEPARTMENT AND RESCINDING RESOLUTION NO. 87-105

WHEREAS, Article XIII of the California Constitution permits public entities to establish user fees associated with the costs of delivering planning services;

WHEREAS, the City of Camarillo engaged a consultant to determine costs of providing planning services, which report was completed on March 13, 1987.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAMARILLO DOES RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Resolution No. 87-105 is rescinded.

SECTION 2. FEES. Fees concerning zoning, land use, subdivisions, and other procedures within the Planning Department shall be established as herein set forth by the City Council.

A. SUBDIVISION:

Tentative Tract	\$1,355
Plus \$4 for each lot up to 50	
Plus \$2 for each lot over 50	
Parcel Map	\$ 900
Modification to Tentative Tract	\$ 80
Time Extension	
Administrative only	\$ 143
With Commission and Council	\$ 330
Lot Line Adjustment/Parcel Map	\$ 137

B. PLANNED DEVELOPMENTS:

Commercial	\$1,000
Industrial	\$1,000
Residential	\$ 550
Plus \$5 for each lot up to 50	
Plus \$3 for each lot over 50	
Maximum	\$1,550
Major Modifications	\$ 400
Minor Modification	\$ 80

C. ZONE CHANGE & PERMITS:

Zone Change/Rezoning	\$ 770
Plus \$1 per acre after the first 50 acres.	
Maximum	\$1,100
Variance	\$ 600
Administrative Variance	\$ 180
General Plan Amendment	\$1,200
Conditional Use Permit	
Simple	\$ 660
Complex	\$1,320





Home Occupation \$ 100

D. ADMINISTRATIVE CHARGES:

Appeals from Planning Commission Decision \$ 200

Sign Permits including Subdivision Signs \$ 30

Landscape Plan Check Fee \$ 100

Landscape Inspection Fee \$ 50

Zone Clearance

Residential Property owner (no charge)

Additions/modification to  
existing property

\$ 10

New Projects


\$ 200

SECTION 3. Paragraph 3.c of Resolution No. 82-173 for Development Allotment applications is amended to read as follows:


- (c) A filing fee for each Development Allotment application to cover the costs of processing shall be charged and collected by the Planning Department for transfer to the Finance Department in the amount of \$500 (Five Hundred and no/100th Dollars) plus \$10 (Ten and no/100th Dollars) per requested dwelling unit allotment but in no case shall the fee exceed \$1350 ( One Thousand Three Hundred Fifty and no/100th Dollars).

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

APPROVED AND ADOPTED this 12th day of July, 1989.

  
Vice Mayor

ATTEST:

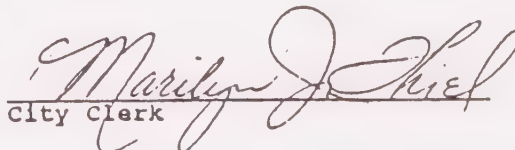
  
City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on the 12 day of July , 1989, by members of the City Council voting as follows:

AYES: Councilmembers: Craven, Martin, Morgan, Smith; Mayor Bush

NOES: Councilmembers: None

ABSENT: Councilmembers: None

  
City Clerk

✓ cc: Planning Dept.



RESOLUTION NO. 90-216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO AMENDING RESOLUTION 89-110 BY ESTABLISHING A FEE FOR THE REVIEW OF PLANS FOR DEVELOPMENTS IN THE RE (RURAL EXCLUSIVE) ZONE

WHEREAS, the City Council has recently introduced Ordinance 736 establishing a procedure for the review of plans for development in the RE (Rural Exclusive) Zone which becomes effective December 15, 1990; and,

WHEREAS, it is necessary to review the plans in conformance with the development standards of the zone and the city's architectural policy; and,

WHEREAS, the city has previously adopted Resolution 89-110 establishing fees to cover the costs associated with the delivery of planning services; and,

WHEREAS, Article 13 of the California Constitution permits public entities to establish user fees to cover the cost of delivering said planning services. ,

NOW, THEREFORE, the City Council of the City of Camarillo hereby amends Resolution 89-110 by adding the following:

Fees relating to the review of plans in the RE Zone to become effective December 15, 1990 are as follows:

RE Zone Plan Review

Individual Building/Residence	\$100.00
Production Units	\$ 75.00 per plan
Plus	\$ 25.00 per lot
Modification/Alteration	\$ 25.00
Appeals	\$200.00

APPROVED AND ADOPTED this 12th day of December , 1990 .

David C. Smith  
Mayor

ATTEST:

Marilyn J. Kiel  
City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on the 12th day of December , 1990 , by members of the City Council voting as follows:

AYES: Councilmembers: Craven, Daily, Gose, Morgan; Mayor Smith

NOES: Councilmembers: None

ABSENT: Councilmembers: None

Marilyn J. Kiel  
City Clerk

cc: Planning  
Pam-Water Dept.  
Finance Dept.

TA-E-43





# City Of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248

Department of Planning and  
Community Development  
(805) 388-5360

December 27, 1990

To: Applicants for Current Applications and  
Pending General Plan Amendment Requests

The State of California has enacted a new fee to be collected at the time of filing negative declarations and environmental impact reports with the county. The fees are:

Environmental Impact Report	\$ 850.00
Negative Declarations	\$1,250.00

The county will also require a fee of \$25 to be paid before the environmental document can be posted which is necessary to start the appeal or challenge period for any action by a city. Therefore, prior to the filing of your application or on prior applications which have not been completed and certified, it will be necessary that a check be provided in the appropriate amount to cover this new process established by the state.

If you have any questions or if clarification is needed, please feel free to contact me at your convenience.

Respectfully,

Matthew A. Boden, Director  
Planning and Community Development

MAB:dw





RESOLUTION NO. 89-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO ESTABLISHING FEES TO BE CHARGED FOR THE PREPARATION AND PROCESSING OF ENVIRONMENTAL IMPACT REPORTS TO IMPLEMENT CITY COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND RESCINDING RESOLUTION 87-104

WHEREAS, the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq. as amended) as interpreted by the Supreme Court of California, requires local government to prepare an environmental impact report (EIR) on each privately proposed project, and to determine if the development would have a significant environmental effect; and,

WHEREAS, the preparation of EIRs or Negative Declarations is an additional function imposed upon the procedures prescribed for routine processing of subdivisions and other planning and zoning applications under the Subdivision Map Act and the State Planning Law; and,

WHEREAS, the city is empowered to charge a fee to the proponent of a development project to cover the costs of preparation, processing and reviewing EIRs or Negative Declarations.

WHEREAS, the City of Camarillo engaged a consultant to determine costs of providing planning services, which report was completed on March 13, 1987.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Camarillo:

SECTION 1. For all projects requiring city entitlement or General Plan Amendment requests, and for which an EIR is determined to be necessary, the Director of Planning and Community Development at his option may prepare the EIR with Department staff or may contract for the EIR with a private consultant. To defray the cost of the preparation, processing and review of an EIR and the environmental effect of said development, the Director of Planning and Community Development shall charge and collect a deposit of the estimated costs, prior to preparation. Upon completion of the report, and after its acceptance and certification by the City Council, any surplus in the amount of deposit over preparation, processing and revision costs shall be ordered refunded by the Director of Planning and Community Development to the proponent or any difference between the deposit and total costs shall be paid by the proponent to the Planning Director.

SECTION 2. The fees charged by the Director of Planning and Community Development for the preparation, processing and revision of initial studies and negative declarations or reports required by the City force or Consultant shall be as follows:

BASE CHARGES FOR:

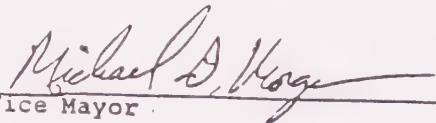
Environmental Questionnaire Review	\$ 60 categorical exemption \$300 all others
Negative Declaration	\$220

Time records relating to the preparation, processing and revision of EIRs and reports, except Negative Declarations and Environmental Questionnaires, shall be kept and maintained by the Planning staff and every consultant employed. Upon demand of a proponent, he shall be furnished by the Director of Planning and Community Development with a detailed billing of the costs attributable to EIR preparation, processing and revision.

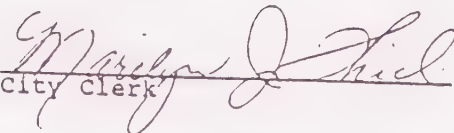


SECTION 3. Resolution No. 87-104 is rescinded.

APPROVED AND ADOPTED this 12th day of July, 1989.

  
Vice Mayor

ATTEST:

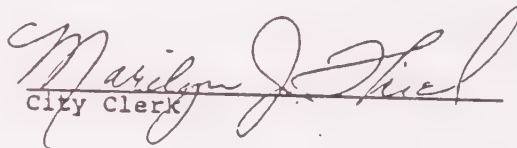
  
City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on the 12th day of July, 1989, by members of the City Council voting as follows:

AYES: Councilmembers: Craven, Martin, Morgan, Smith; Mayor Bush

NOES: Councilmembers: None

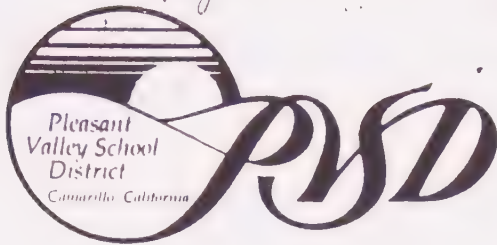
ABSENT: Councilmembers: None

  
City Clerk

cc: Planning Dept.



Copy to Planning staff



600 Temple Avenue, Camarillo, California 93010, Phone (805) 482-2763

January 8, 1987

TO: Building and Safety and Planning  
Attention: Tony Boden and Phyllis Melly

FROM: Floyd W. Davis, Ed. D.  
Superintendent *FWD*

SUBJECT: Developer Fees

The following is an explanation of procedures for processing developer fees for Pleasant Valley School District.

The District is authorized to collect fees from developers under AB 2926 beginning January 2, 1987. Fees will be applied to all residential, commercial and industrial, and as of this date to all structures that require building permits pursuant to the January 2 starting date. Because AB 2926 was simplistic in its approach to authorizing such action, a number of issues remain unresolved and will be corrected, we assume, with trailer legislation or with guidelines from the State Department of Education. In the interim, Pleasant Valley School District will operate as follows:

1. We will collect fees from all builders regardless of use of building.
2. For residences, only the living area will be assessed. Fees will not be charged for garages, patios, carports, breezeways, balconies, and the like. Square footage figures will be accepted from the Architects certification on the plans.
3. Additions to buildings will trigger a charge of a fee. Remodeling, or reconfiguration of rooms under an existing roof will not be considered collectible.
4. Structures that do not generate children, except for commercial and industrial, must pay a fee as of this date. Legislation did not provide for exemptions for structures such as senior housing, retirement homes, hospitals, private schools, nursing homes, daycare centers, etc. Pleasant Valley Board of Trustees has agreed that they do not particularly wish to collect fees on this type of structure. However, until such time that the legislation is definitive, fees will





be collected, placed in an interest-bearing escrow account. If the legislation permits the exemption, the money will be paid back with earned interest to the builder or developer.

5. Commercial and industrial developers and builders who take out permits pursuant to January 2, 1987, will be required to pay a fee.

The amount of fees will be determined by the School District. The obligation of the Building and Safety Department is to certify the square footage and the number of units to which that square footage will be applied.

The county has a form that will be distributed to the Building and Safety Department and should be in your hands as of receipt of this letter.

Should a developer or builder ask why this fee, it is used to build new schools and/or add classrooms to existing schools and/or to rehabilitate existing facilities for the purpose of housing the children that are brought in by the building development, either residential or commercial/industrial. For residences, the maximum fee that can be charged will be \$1.50 per square foot of living space and for commercial/industrial, the maximum fee that can be charged is \$.25 per square foot of covered and enclosed areas. Furthermore, the state will require that each District contribute the amount of money that is collected from developers and builders toward any future building that is funded by the state from the day the application is made until the building is completed. Therefore, it is incumbent upon the School District to keep precise figures on how much building has gone on in the School District under this new law.

I suggest that should a question arise not covered by any of the above explanations, please call me or the business office at Pleasant Valley School District.

I appreciate your assistance and consideration and hope that eventually this will become a routine matter.

my





Agenda Item

7.1

**EXEMPTIONS UNDER AB 2926**

REQUEST

To consider policy in granting exemptions under AB 2926.

STATEMENT

As AB 2926 is written there are no provisions for exemptions for any building types. For example, there are no provisions to allow exemptions for senior housing, hospitals, private school buildings, retirement and/or convalescent homes. It is suspected that the legislature will clarify this issue with trailer legislation. In the interim, it is proposed that PVSD collect fees on such structures, place the fees in an interest-bearing escrow account, and repay the contractor or keep the fees once trailer legislation is clear.

STAFF RECOMMENDATION

Approve procedure as presented.

ACTION

Motion to set up interest-bearing escrow account for developers and builders who construct buildings for senior citizens, private schools, churches, etc. The fee collected on this type of structure will be held pending clarifying legislation. If the legislation allows for such exemptions, the fee will be returned with earned interest. If no exemption is to be granted, the fee plus earned interest will be retained by PVSD.

-----  
Board Action: On motion of \_\_\_\_\_, seconded by \_\_\_\_\_,  
the Board of Trustees:

Vote:	Ayes	Noes	Abstain	Absent
Diamond, Pres	_____	_____	_____	_____
Miller, Clerk	_____	_____	_____	_____
Rains	_____	_____	_____	_____
Lambert	_____	_____	_____	_____
Formhals	_____	_____	_____	_____



CERTIFICATION OF COMPLIANCE  
WITH PROVISIONS OF GOVERNMENT CODE SECTION 53080  
AND/OR THE  
VENTURA COUNTY SCHOOL FACILITIES FEE/DEDICATION ORDINANCE  
(GOVERNMENT CODE SECTION 65970)

TO BE COMPLETED BY VENTURA COUNTY BUILDING AND SAFETY DEPARTMENT

The County of Ventura has received a request from:

\_\_\_\_\_ (Developer or Applicant)  
for the issuance of building permits for the construction of the following project:  
\_\_\_\_\_ located at \_\_\_\_\_  
(Name of Project) (Location of Site)  
\_\_\_\_\_  
(Street Address)

Assessor's Parcel No. \_\_\_\_\_

Tract No. \_\_\_\_\_ Lot No(s). \_\_\_\_\_

(a) Government Code Section 53080

Floor area subject to fee:

Residential: \_\_\_\_\_ square feet \_\_\_\_\_ New \_\_\_\_\_ Addition

Commercial/Industrial: \_\_\_\_\_ square feet \_\_\_\_\_ New \_\_\_\_\_ Addition

Other \_\_\_\_\_ New \_\_\_\_\_ Addition

(b) Ventura County School Facilities Fee/Dedication Ordinance - Gov. Code 65970

Type of Dwelling Unit(s): \_\_\_\_\_ Single family \_\_\_\_\_ Multi-family

\_\_\_\_\_ Mobile home \_\_\_\_\_ Condominium

These units are to be located in a school attendance area for which the following findings have been made:

\_\_\_\_\_ Conditions of overcrowding exist

\_\_\_\_\_ The school district has insufficient land

Date \_\_\_\_\_ Signature \_\_\_\_\_

TO BE COMPLETED BY \_\_\_\_\_ SCHOOL DISTRICT

I, \_\_\_\_\_, on behalf of the above-named school district certify the following:

\_\_\_\_\_ This development is in compliance with all fees required by the district pursuant to Government Code Section 53080 (AB 2926).

\_\_\_\_\_ The district has received fees imposed for this development by the Ventura County School Facilities Fee/Dedication Ordinance, pursuant to Government Code Section 65970 (SB 201).

\_\_\_\_\_ No fees are to be paid respecting this development because the district has entered into an agreement pursuant to which contributions will be made to the district in lieu of fees imposed by the Ventura County School Facilities Fee/Dedication Ordinance, pursuant to Government Code Section 65970 (SB 201).

\_\_\_\_\_ This development is exempt from assessment of fees.

Dated: \_\_\_\_\_ (Signature)

\_\_\_\_\_ (Title)

TA-E-50

(OVER)



## DIRECTORY OF SCHOOL DISTRICTS

School District	Address	Contact	Phone No.
Briggs	14438 Telegraph Rd.	Superintendent	525-7151
Hueneme	354 N. Third St.	Asst. Supt., Business	488-3588
Mesa Union	3901 N. Mesa School Rd.	Superintendent	485-1411
Mupu	4410 N. Santa Paula-Ojai Rd.	Superintendent	525-6111
Ocean View	2382 Etting Rd.	Superintendent	488-4441
Oxnard	831 S. "B" St.	Attendance Data Tech.	487-3918
Pleasant Valley	600 Temple Ave.	Asst. Supt., Business	482-2763
Rio	3300 Cortez St.	Asst. Supt. Business	485-3111
Santa Clara	20030 E. Telegraph Rd.	Board President	525-4573
Santa Paula	144 N. Davis St.	Superintendent	525-1581
Somis Union	5268 North St.	Superintendent	482-5711
Oxnard Union High	309 S. "K" St.	Assoc. Supt.	486-4777
Santa Paula Union High	404 N. Sixth St.	Superintendent	525-4406
Conejo Valley Unified	1400 E. Janss Rd.	Asst. Supt., Business	497-9511
Fillmore Unified	627 Sespe Ave.	Asst. Supt., Business	524-0280
Moorpark Unified	30 Flory Ave.	Superintendent	529-1149
Oak Park Unified	899 Kanan Rd.	Superintendent	(818) 991-3116
Ojai Unified	414 E. Ojai Ave.	Asst. Supt., Business	646-4334
Simi Valley Unified	875 E. Cochran St.	Assoc. Supt.	526-0200
Ventura Unified	295 S. Arcade St.	Asst. Supt., Business	648-5391
Las Virgenes Unified	30961 W. Agoura Rd.	Asst. Supt., Business	(818)889-4004







# PLANNING DIVISION PERMIT APPLICATION FEES

Effective Date: August 12, 1991

(Pursuant to City Council Resolution No. 91-42)

## CITY OF SAN BUENAVENTURA • DEPARTMENT OF COMMUNITY DEVELOPMENT

- (a) Environmental Impact Assessment - \$510.
- (b) Environmental Impact Report processing - consultant's fees for report preparation, plus 20% of consultant's fee for City staff review. Where a full EIR is required, the \$510 environmental impact assessment fee will either be re-funded or applied toward the cost of the EIR.
- (c) Planned Development Permit.
  - (1) Residential Zones - \$1,490 plus \$5 per each dwelling unit for each separate application.
  - (2) All Other Zones - \$1,490 for each separate application.
- (d) Change of Zone.
  - (1) \$1,625 for up to and including four gross acres of land.
  - (2) \$1,625 plus \$25 per acre in excess of four gross acres of land.
- (e) Use Permit
  - (1) \$1,220 for up to and including 10,000 square feet of gross land area.
  - (2) \$1,460 for all land areas in excess of 10,000 square feet of gross land area.
- (f) Variance - \$1,450
- (g) Modification (Minor Variance).
  - (1) Residential Zones - \$640 for one lot, plus \$35 for each additional lot.
  - (2) All Other Zones - \$640.
- (h) Administrative Modification (Administrative Variance).
  - (1) Residential Zones - \$355 for one lot, plus \$25 for each additional lot.
  - (2) All Other Zones - \$355.
- (i) Minor Lot Line Adjustment - \$550
- (j) Parcel Map - \$990
- (k) Subdivision Map - \$2,505 plus \$5 for each lot or unit, whichever is greater.
- (l) Comprehensive Plan Amendment.
  - (1) \$2,795 for up to and including four gross acres of land.
  - (2) \$2,795 plus \$25 per acre in excess of four gross acres of land.
- (m) Architectural Review Board.
  - (1) \$370 for each separate application.
  - (2) \$135 for each separate application for a sign approval.
  - (3) \$25 for each separate application for a temporary sign approval.
- (n) Sign Modification - \$95.
- (o) Coastal Development Permit - \$25.
- (p) Administrative Coastal Development Permit - \$210.
- (q) RGMP Allocation Process.
  - (1) \$2,000 plus \$10 for each unit for large projects (9 or more units)
  - (2) \$435 for small projects. (2 through 8 units)
- (r) Annexation - \$1,600 plus LAFCO and State Board of Equalization fees plus actual costs incurred in preparation of maps and legal descriptions.
- (s) Development Agreements - \$5,000 deposit (deposit money not used will be returned to applicant).  
(Projects which are 100% affordable per the City Affordable Housing Program are exempt from this fee.)
- (t) Ordinance Amendment - \$1,625.
- (u) Minor Change - \$185
- (v) Parking Determination - \$1,345.
- (w) Parking Approval - \$1,090.
- (x) Promotional Activity - \$45.
- (y) Letter for Trailers - \$60.
- (z) Animal Permits - \$65.
- (aa) Specific Plan - \$2,000.
- (bb) Appeals to the Planning Commission - \$165.
- (cc) Special Provisions.
  - (1) Amendments to previously approved permits shall pay half of the original fees in effect at the time of filing the amendment.
  - (2) If a Change of Zone application is accompanied by a Planned Development Permit or Annexation, the Change of Zone fee will be reduced by 50%.
  - (3) If a Parking Approval or Parking Determination is accompanied by a Planned Development Permit or Use Permit, the Parking Approval or Determination Fee will be reduced by 50%.
  - (4) If both a Planned Development Permit and Use Permit are required, a fee will be charged for only the higher of the two.







ORDINANCE NO. 148

AN ORDINANCE OF THE CITY OF AGOURA HILLS  
RELATING TO ABANDONED OR INOPERATIVE VEHICLES  
AND SUBSTANDARD PROPERTY AND AMENDING THE  
AGOURA HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES  
ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of Article III of the Agoura Hills Municipal Code is amended by adding Section 3206 to read:

"Section 3206. Abandoned or Inoperative Vehicles. Notwithstanding the provisions of Section 3200, Title 15, Vehicles and Traffic Division, Chapter 15.80, Traffic Code of the Los Angeles County Code, is hereby amended by adding thereto a new Section 15.80.055 to read:

1580.055 Violation-Infraction. It shall be unlawfull and an infraction for any person to abandon, park, store or leave, or permit the abandonment, parking, storing or leaving of any vehicle, or part thereof, which is subject to removal under the provisions of this Chapter for a period in excess of ten days."

Section 2. Chapter 1 of Article VIII of the Agoura Hills Municipal Code is amended by adding Section 8112 to read:

"Section 8112. Substandard Property. Notwithstanding the provisions of Section 8100, Title 26, Chapter 99 of the Los Angeles County Building Code is hereby amended by amending Section 9932 to read:

Section 9932. Prosecution.

(a) In the event that a property or building owner shall fail, neglect, or refuse to comply with the directions in the Notice of Substandard Building or Substandard Property (if neither he nor any other person requests a hearing) or with any order of the Building Rehabilitation Appeals Board, he shall be guilty of a misdemeanor and the City Engineer may cause such owner of the building or property to be prosecuted as a violation of this Code.

(b) Any person who maintains or permits the following conditions of substandard property to exist for a period in excess of ten days after receiving notification of such condition from the City Engineer or his designated representative, shall be guilty of an infraction:



(1) Dead trees, weeds, lumber and other debris constituting an unsightly appearance which is detrimental to the public health, safety and welfare;

(2) Clothes lines in front yard areas visible from a public street;

(3) Abandoned, broken, discarded or unused furniture equipment, machinery, boxes and other debris stored in yard areas and visible from a public street; and

(4) Trailers, campers, boats, and other mobile equipment stored for unreasonable periods on unpaved yard areas contiguous to streets or highways.

(5) Inoperable or abandoned motor vehicles, or parts thereof, stored on the premises and visible from a public street."

PASSED, APPROVED and ADOPTED this 13th day of April, 1988.

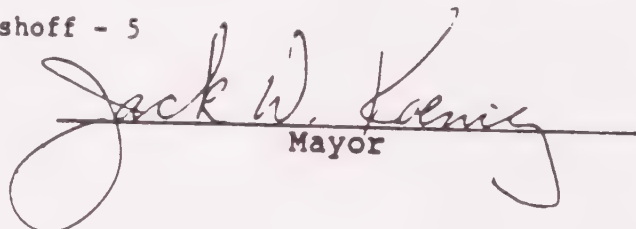
AYES: Koenig, Leary, McBane, Pavley, Rishoff - 5

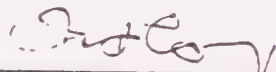
NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

  
Mayor



City Clerk  
David Carmany

I, David Carmany,  
CITY CLERK OF THE CITY OF  
AGOURA HILLS DO HEREBY CERTIFY  
THAT THE FOREGOING ORDINANCE  
NO 148 WAS PROPOSED,  
APPROVED AND ADOPTED BY THE  
CITY COUNCIL OF THE CITY OF  
AGOURA HILLS AT ITS REGULAR  
MEETING OF April 13th.





## **Appendix G: Federal and State Housing Programs and Their Applicability in Agoura Hills**



## **FEDERAL AND STATE HOUSING PROGRAMS AND THEIR APPLICABILITY IN ROLLING HILLS**

### **PROGRAM**

### **COMMENTS**

#### **FEDERAL PROGRAMS**

Section 8 Existing

Provides rent subsidies to low-income renters. This source cannot be used in most rental projects in Agoura Hills because rents on housing in the City far exceed maximum rent levels required for participation in the program. Availability of assistance depends on efforts and priorities of Los Angeles County Housing Authority.

Section 8 Moderate Rehabilitation

Provides for payment contracts on units needing substantial rehabilitation. This source is currently inapplicable in Agoura Hills due to the well-maintained condition of the housing stock.

Section 8 New Construction

Provides funding for the construction of housing affordable to lower-income persons. High land costs and environmental constraints preclude the development of projects in Agoura Hills that would be eligible for such funding.

Section 202

Provides funding for low cost senior housing. Intense competition for funds and requires non-profit housing sponsor. Potential funding source for senior housing project in Ladyface Mountain Specific Plan.

Section 106(b) - Seed Money Loans

Provides interest free loans to non-profit housing sponsors for preconstruction costs. Currently used only in connection with Section 202 above.

Community Development  
Block Grant (CDBG)

Provides funding for a wide range of community development activities. Due to Agoura Hills' socioeconomic characteristics, City receives nominal funding (approximately \$65,000 annually). Funds are inadequate to have measurable impact on affordable housing opportunities.



## FEDERAL AND STATE HOUSING PROGRAMS (continued)

### PROGRAM

### COMMENTS

#### STATE PROGRAMS

SB 99-Redevelopment  
Construction Loans

Authorizes issuance of bonds by redevelopment agencies. Agoura Hills is pursuing formation of a Redevelopment agency, and may issue bonds in the future.

California Housing Finance  
Agency (CHFA) - Direct Lending

Provides loans to housing sponsors for construction or rehabilitation of housing projects containing over five units. Overall construction costs and resulting rents are deterrents to local use of program.

California Housing Finance  
Agency (CHFA) Home Ownership  
and Home Improvement (HOHI)  
Program

Provides financing for rehabilitation and purchase of housing by low and moderate income persons for housing in areas that are in need of rehabilitation. No need for program in Agoura Hills due to well-maintained housing stock.

California Self-Help Housing  
Program

Provides grants and loans to assist low and moderate income families build and rehabilitate their own homes. High land costs and home values make use of this program in Agoura Hills unlikely.

Mobile Home Park Assistance

Provides financial and technical assistance to mobile home park residents. No mobilehome parks exist in Agoura Hills.

Emergency Shelter Grants

Provides grants for homeless shelters. Intense competition for grants, which require local non-profit sponsor.

Special User Housing Rehabilitation

Program targeted towards substandard housing. Inapplicable in Agoura Hills due to absence of substandard housing.

Predevelopment Loans

Provides predevelopment loans for low income housing projects. This source could be used by a nonprofit sponsor to cover predevelopment expenses associated with senior housing development proposed for Ladyface Mountain.





## FEDERAL AND STATE HOUSING PROGRAMS (continued)

<u>PROGRAM</u>	<u>COMMENTS</u>
Senior Citizen Shared Housing	Provides grants to assist seniors to find shared housing arrangements. Agoura Hills coordinates with Senior Home Sharing in Thousand Oaks to provide this service.
Rental Housing Construction	Provides cash grants for the construction of housing developments containing at least five units with 30 percent of the units affordable to lower income households. Preference of local developers to construct purchase housing is obstacle to use of program, as are overall construction costs.
Deferred Payment Rehabilitation Loans	Provides loans for the rehabilitation of low and moderate income housing. No need for program in Agoura Hills due to good condition of housing stock.
Marks Foran Rehabilitation Loans	Allows revenue bonds for housing rehabilitation. No need for program in Agoura Hills due to good condition of housing stock.
AB 1151-Density Bonuses	Requires local governments to offer density bonuses or other incentives in exchange for the development of low income housing. The City has adopted a density bonus program.
AB 655-Multi-Family Revenue Bonds	City would have to execute Cooperative Agreement in order to make Countywide bond proceeds available locally. However, use of funds depends on developer interest. Rents allowed under program could be deterrent to use by local developers.
Single-Family Mortgage Revenue Bonds	Similar to multi-family bond program, City would have to execute Cooperative Agreement in order to make Countywide bond proceeds available within City. Sale prices allowed under program eliminate new homes from consideration. However, some resale homes within City fall within program limits. Limited applicability.
Redevelopment-Tax Increment Financing	Allows local agencies to keep increases in taxes for redevelopment areas. Potential future housing funding source. First priority to assist in development of a senior housing project.



U.C. BERKELEY LIBRARIES



C101693791

